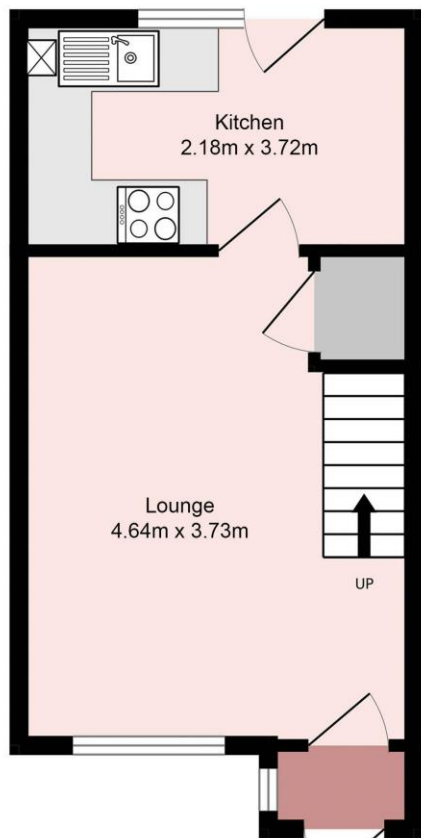




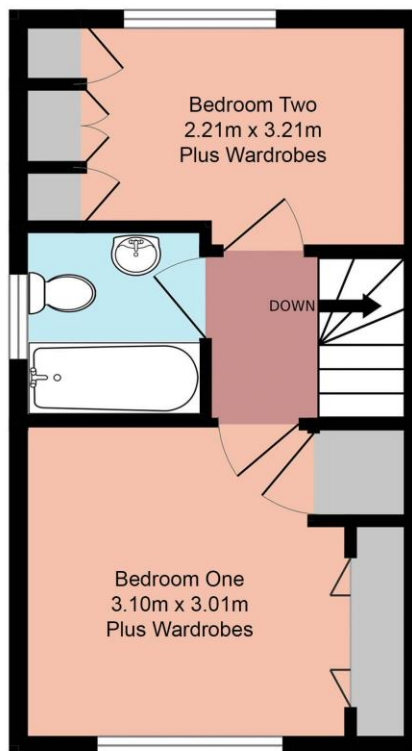
West Totton  
£279,000

**brantons**

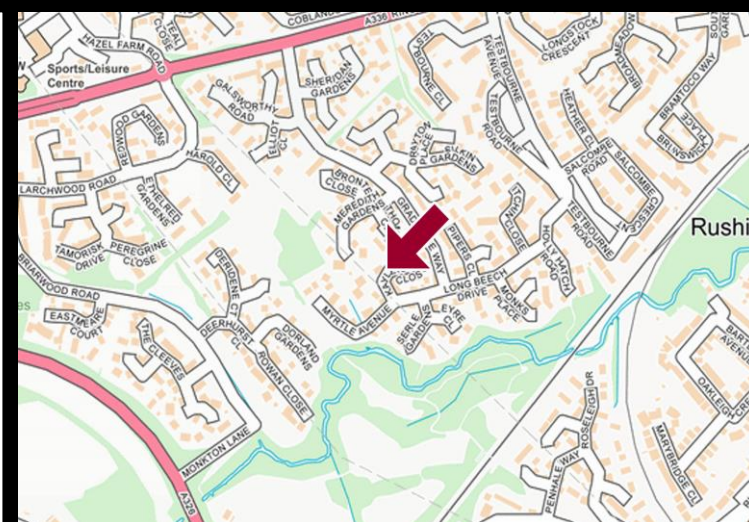




Ground Floor  
26.6 sq.m. approx.



1st Floor  
25.6 sq.m. approx.



## Accommodation

**Lounge** 15' 3" x 12' 3" (4.64m x 3.73m)

**Kitchen** 7' 2" x 12' 2" (2.18m x 3.72m)

**Cabin** 7' 9" x 9' 9" (2.35m x 2.96m)

**Bedroom One** 10' 2" x 9' 11" (3.10m x 3.01m) Plus Wardrobes

**Bedroom Two** 7' 3" x 10' 6" (2.21m x 3.21m) Plus Wardrobes

**Bathroom** 5' 10" x 5' 7" (1.77m x 1.69m)

## Property

Situated in a quiet and desirable cul-de-sac location within the popular residential area of West Totton, an opportunity arises to purchase this well presented semi-detached house. The ground floor layout consists of a lounge and kitchen.

The first floor accommodation is comprised of two double bedrooms with both bedrooms benefiting from fitted wardrobes. From the landing there is also a modern bathroom. Additional features of the property include ample driveway parking, useful timber garden cabin and a low maintenance rear garden that offers a good degree of privacy seclusion. Rarely do properties in this location stay on the market for long and Brantons expect this to be no exception. To fully appreciate the location and accommodation on offer, an early internal inspection comes highly recommended to avoid any later disappointment.

## Features

- Semi-Detached House
- Two Double Bedrooms
- Lounge
- Kitchen
- Modern Bathroom
- Ample Driveway Parking
- Timber Garden Cabin With Power
- Private Rear Garden
- Desirable Cul-de-sac Location
- Ideal First Purchase Or Downsize

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant: Hazel Wood
- Junior: Foxhills
- Senior: Hounslowdown

## Distances

**Motorway:** 2.4 miles

**Southampton Airport:** 11.1 miles

**Southampton City Centre:** 5.6 miles

**New Forest Park Boundary:** 1.0 miles

**Train Stations** Ashurst: 3.5 miles

Totton: 1.8 miles

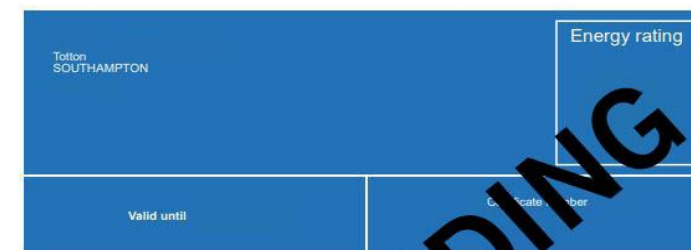
## Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Continue on until the end of the road and then turn right. 6) Take the next right into Kayleigh Close.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)



**Property type**

**Total floor area**

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rented for 5 years or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

**Energy efficiency rating for this property**

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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