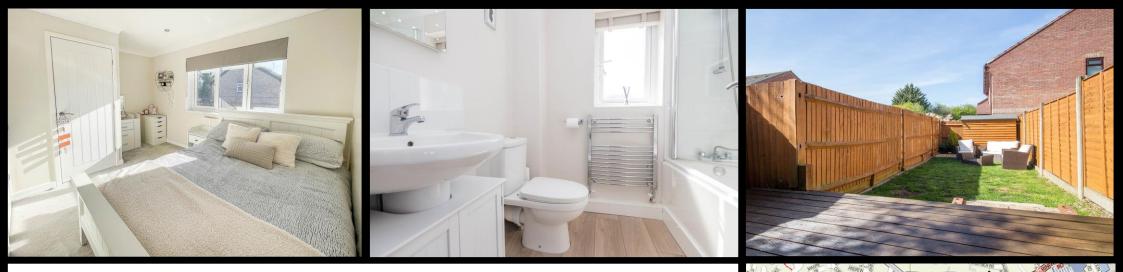
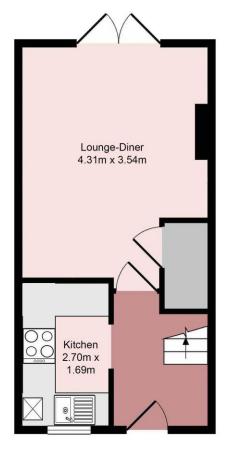
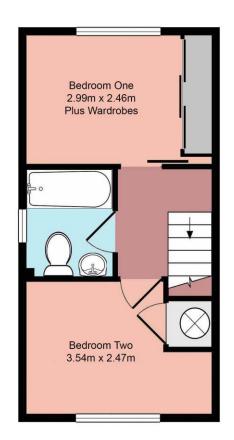


20, Amberley Court, Totton, SO40 7JX £285,000

brantons











Ground Floor

1st Floor

Accommodation

Lounge-Diner 14' 2'' x 11' 7'' (4.31m x 3.54m) Kitchen 8' 10'' x 5' 7'' (2.70m x 1.69m) Bedroom One 9' 10'' x 8' 1'' (2.99m x 2.46m) Bedroom Two 11' 7" x 8' 1" (3.54m x 2.47m) Bathroom 6' 8'' x 5' 7'' (2.02m x 1.70m)

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take first left into Rushington Avenue. Turn left into Lackford Ave. Turn Left into Bartley Ave. Turn right into Rushington Lane and continue over the bridge. Turn right into Ibbotson Way. Take the second right onto Penhale Way. At the end of the road turn right into Roseleigh Drive. Take the second left into Amberley Court.

Property

Brantons Independent Estate Agents are delighted to present for sale this stunning end of terrace home situated in a quiet cul-de-sac setting within the highly regarded residential area of Ashurst Bridge. The ground floor layout consists of a lounge-diner with French doors, media wall and large storage cupboard, and from the hallway there is a contemporary kitchen with fitted appliances. The first floor accommodation is comprised of two double bedrooms with the master benefiting from the use of a built in wardrobe, and from the landing there is also a modern bathroom. To the side of the property is two off road parking spaces and to the rear is a private enclosed garden with decked seating area and gated access. Properties of this nature make excellent first time purchases or rental investment opportunities. Brantons advise that an early internal viewing comes highly recommended to avoid any later disappointment.

Features

- Stunning End Of Terrace House
- Two Double Bedrooms
- Lounge-Diner With French Doors & Media Wall
- Contemporary Kitchen With Fitted Appliances
- Modern Bathroom

- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking For Two Cars
- Rear Garden With Decked Seating Area •
- Quiet Cul-de-sac Location

Information		Distances		
Local Authority: New Forest District Council		Motorway: 2.7 miles		
Council Tax Band: C		Southampton Airport: 10.0 miles		
Tenure Type: Freehold		Southampton City Centre: 6.0 miles		
School Catchments	Infant: Foxhills	New Forest Park Boundary: 1.0 miles		
	Junior: Foxhills	Train Stations Ashurst: 2.5 miles		
	Senior: Hounsdown	Totton: 2.4 miles		

Energy Performance

20, Amberley Court Totion SOUTHAMPTON SO40 7JX	Energy rating	Valid until:	1 May 2029
		Certificate number:	0728-1054-6255-4391-6900
Property type		End-terrace house	
Total floor area	(51 square metres	

Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic

Energy rating and score

The graph shows this property's current and potential energy rating.

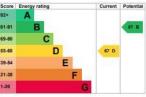
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the

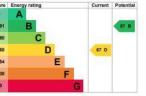
This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

lower your energy bills are likely to be. For properties in England and Wales:

the average energy rating is D the average energy score is 60





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Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

