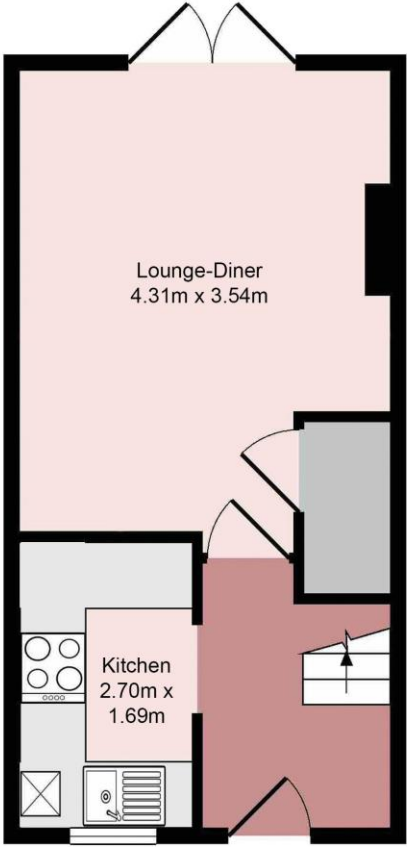


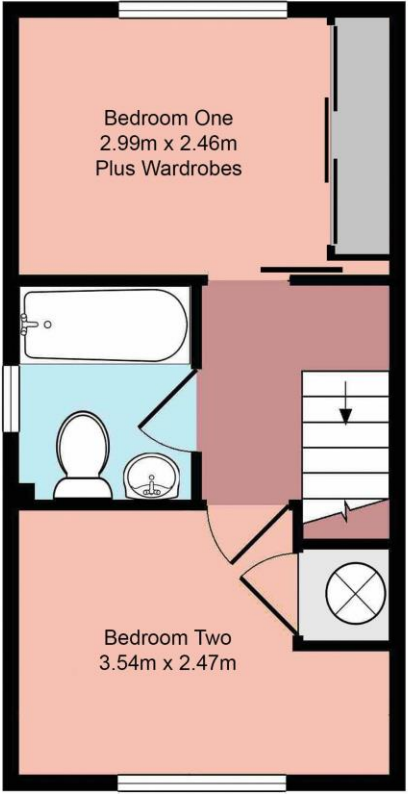


20, Amberley Court, Totton, SO40 7JX
£285,000

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)

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

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold

School Catchments
Infant: Foxhills
Junior: Foxhills
Senior: Hounsdown

Distances

Motorway: 2.7 miles
Southampton Airport: 10.0 miles
Southampton City Centre: 6.0 miles
New Forest Park Boundary: 1.0 miles

Train Stations
Ashurst: 2.5 miles
Totton: 2.4 miles

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.

Energy Performance

Energy performance certificate (EPC)

20, Amberley Court
Totton
SOUTHAMPTON
SO40 7JX

Energy rating
D

Valid until: 1 May 2029
Certificate number: 0728-1054-4255-4391-4900

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	87 B
39-54	E		
21-38	F		
1-20	G		

