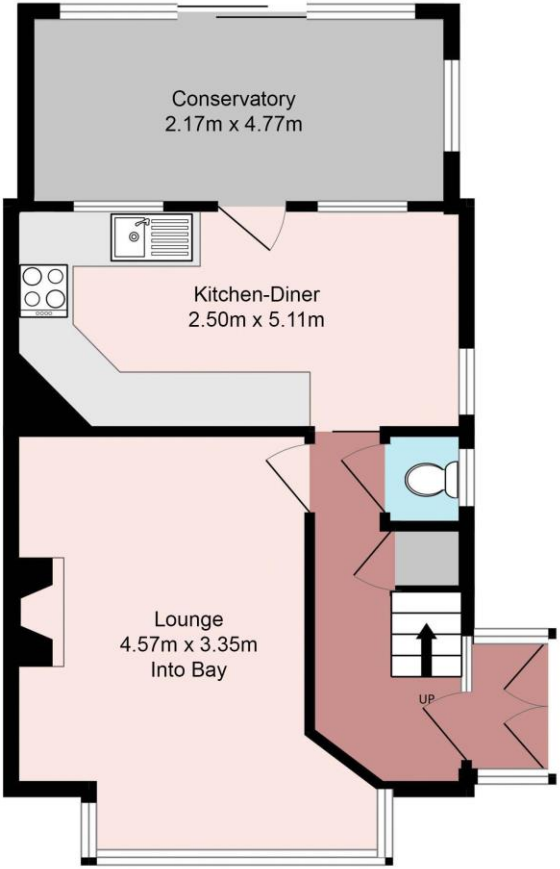




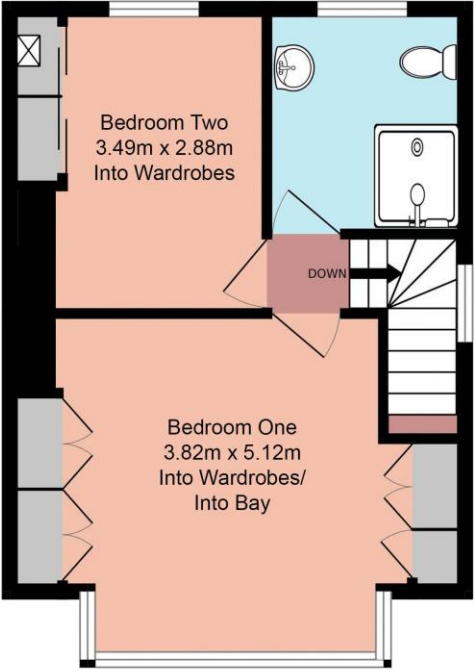
25, Ewell Way, Totton, SO40 3PQ  
£250,000

**brantons**

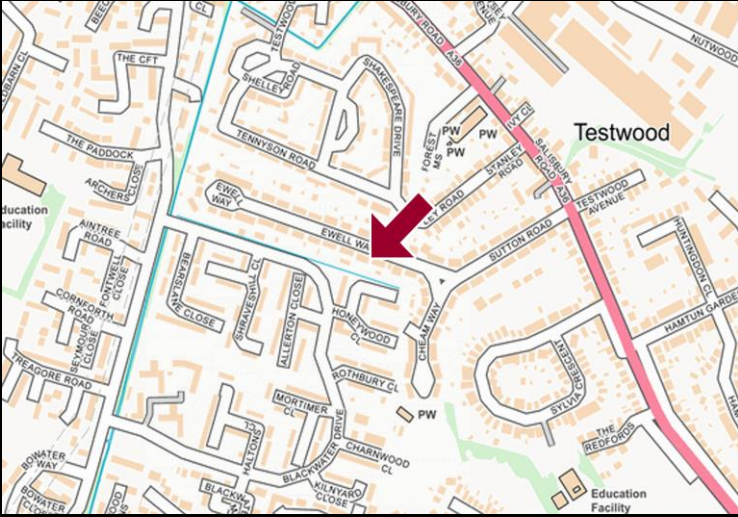




Ground Floor  
46.7 sq.m. approx.



1st Floor  
34.8 sq.m. approx.



Accommodation
<b>Lounge</b> 15' 0" x 11' 0" (4.57m x 3.35m)
<b>Kitchen-Diner</b> 8' 2" x 16' 9" (2.50m x 5.11m)
<b>Conservatory</b> 7' 1" x 15' 8" (2.17m x 4.77m)
<b>Downstairs W.C</b> 2' 7" x 2' 7" (0.78m x 0.78m)
<b>Bedroom One</b> 12' 6" x 16' 10" (3.82m x 5.12m) Plus Wardrobes/ Into Bay
<b>Bedroom Two</b> 11' 5" x 9' 5" (3.49m x 2.88m) Into Wardrobes
<b>Shower Room</b> 8' 3" x 7' 0" (2.51m x 2.13m)

Property
Situated in a popular residential road within Totton, Brantons are pleased to present for sale this surprisingly spacious end of terrace house. The ground floor layout is comprised of an entrance porch, hall with W.C, lounge with feature fireplace, open-plan kitchen-diner and conservatory.
The first floor consists of two bedrooms both benefiting from the use of built-in wardrobes and there is also a shower room. Additional benefits of the property include driveway parking, large garage with rear access, and potential for additional parking. The garden benefits from a good degree of privacy and a patio seating area. In our opinion this property would make an ideal first purchase or rental investment. An early viewing comes highly recommended to avoid any later disappointment.

Features
<div><ul style="list-style-type: none"><li>*NO FORWARD CHAIN*</li><li>End of Terrace Home</li><li>Two Double Bedrooms</li><li>Lounge With Bay Window</li><li>Kitchen-Diner</li></ul></div> <div><ul style="list-style-type: none"><li>Conservatory</li><li>Shower Room</li><li>Front Driveway &amp; Garage to Rear</li><li>Rear Access &amp; Potential Additional Parking</li><li>Enclosed Rear Garden</li></ul></div>

Information
<b>Local Authority:</b> New Forest District Council
<b>Council Tax Band:</b> C
<b>Tenure Type:</b> Freehold
<b>School Catchments</b> <div><div>Infant: Oakwood</div><div>Junior: Oakwood</div><div>Senior: Testwood</div></div>

Distances
<b>Motorway:</b> 1.9 miles
<b>Southampton Airport:</b> 10.2 miles
<b>Southampton City Centre:</b> 5.2 miles
<b>New Forest Park Boundary:</b> 1.4 miles
<b>Train Stations</b> <div><div>Ashurst: 4.5 miles</div><div>Totton: 1.4 miles</div></div>

Directions
1) From our office head North on Salisbury Road A/36. 2) Continue on for approximately 0.5 Miles. 3) Take the seventh left into Sutton Road. 4) Turn right into Ewell Way. The property will be found on the left hand side.

Energy Performance
<div><div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div><div><div><div><div><div><div>Totton SOUTHAMPTON</div></div><div><div>Energy rating</div></div></div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div><div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not EPC compliant, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards">guidance for landlords on the required energy efficiency standards (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards)</a>.</div><div>Energy efficiency rating for this property</div><div><a href="#">See how to improve this property's energy performance.</a></div><div><a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</a></div></div></div>



