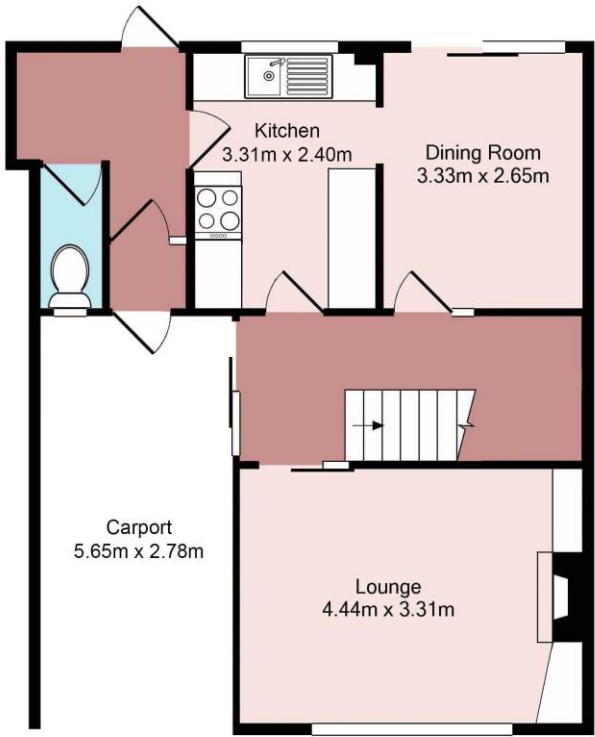


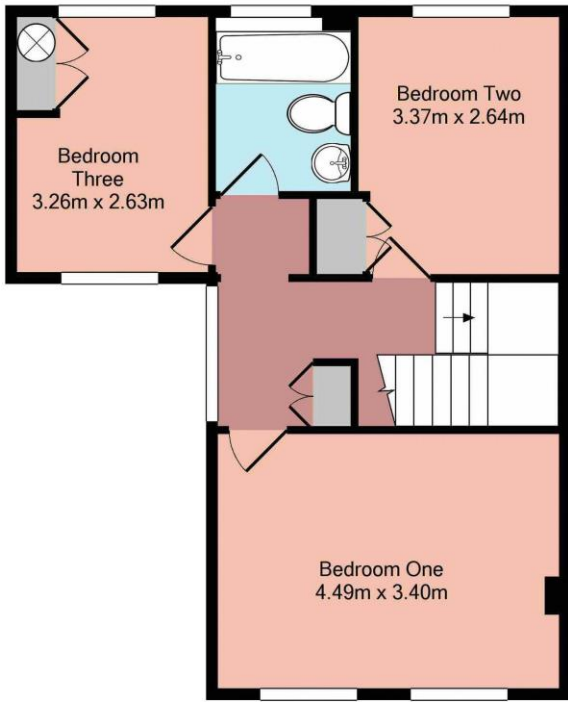


8, Stirling Close, Totton, SO40 3GD
£330,000

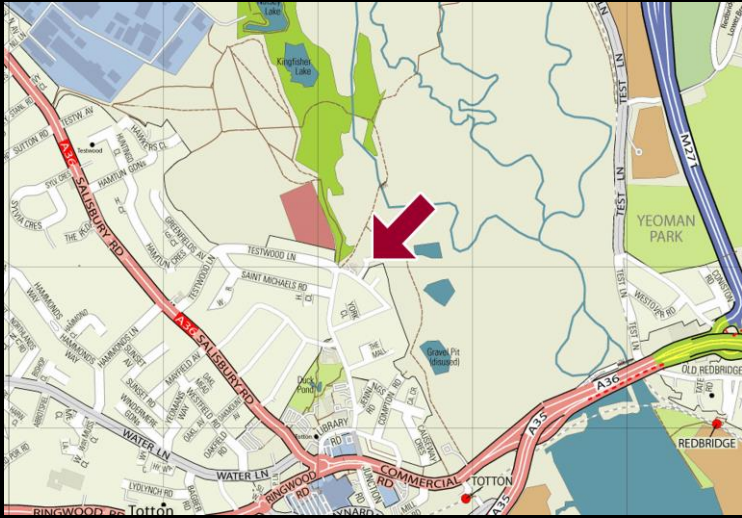
brantons



Ground Floor



1st Floor



Accommodation	
Lounge	14' 7" x 10' 10" (4.44m x 3.31m)
Dining Room	10' 11" x 8' 8" (3.33m x 2.65m)
Kitchen	10' 10" x 7' 10" (3.31m x 2.40m)
Bedroom One	14' 9" x 11' 2" (4.49m x 3.40m)
Bedroom Two	11' 1" x 8' 8" (3.37m x 2.64m)
Bedroom Three	10' 8" x 8' 8" (3.26m x 2.63m)
Bathroom	7' 3" x 5' 7" (2.22m x 1.70m)
Carport	18' 6" x 9' 1" (5.65m x 2.78m)

Property
Brantons Independent Estate Agents are pleased for sale this surprising spacious family home situated in a quiet cul-de-sac setting within central Totton.
The ground floor layout is comprised of a generous lounge, dining room, refitted kitchen and W.C. The first floor accommodation consists of three generously proportioned bedrooms and a family bathroom.
Additional benefits include driveway parking with carport and a low maintenance private rear garden. Brantons suggest an early viewing will be necessary to fully appreciate the location and versatile accommodation on offer.

Features
<div><ul style="list-style-type: none">Spacious Family HomeThree Double BedroomsSizable LoungeDining Room & Re-fitted KitchenFamily Bathroom</div> <div><ul style="list-style-type: none">Downstairs W.CDriveway Parking & CarportLow Maintenance Rear GardenQuiet Cul-de-sac LocationRear Views Onto Test Valley Nature Reserve</div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.3 miles
Council Tax Band: C	Southampton Airport: 8.5 miles
Tenure Type: Freehold	Southampton City Centre: 4.5 miles
School Catchments	New Forest Park Boundary: 2.1 miles
Infant: Oakfield	Train Stations
Junior: Oakfield	Ashurst: 3.8 miles
Senior: Testwood	Totton: 0.7 miles

Directions
1) From our office head northwest on Salisbury Road. 2) At the traffic lights take the fourth right onto Testwood Lane. 3) At the second bend, take the second left onto Stirling Crescent. 4) Turn left into Stirling Close.

Energy Performance

Energy performance certificate (EPC)

8 Stirling Close
Totton
SOUTHAMPTON
SO40 3GD

Energy rating

B

Valid until:

17 April 2034

Certificate number:

0360-2771-4340-2704-0611

Property type

Mid-terrace house

Total floor area

97 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 B. It has the potential to be A.

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

97 A

81-91

B

90 B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

