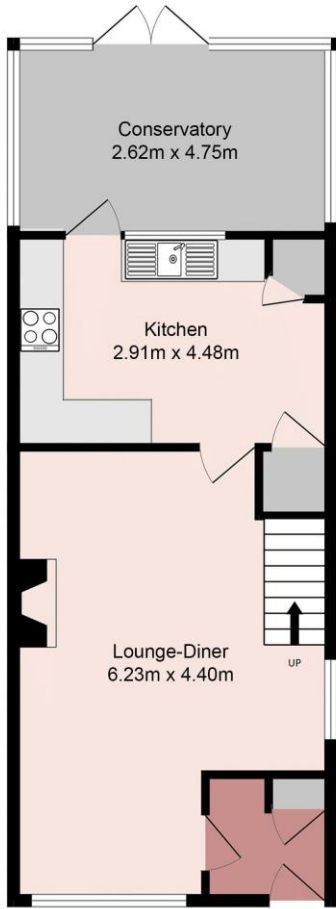


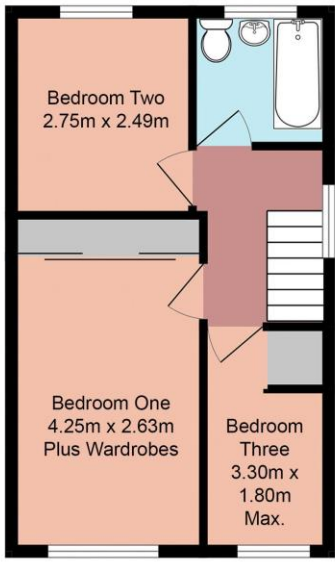


230, Calmore Road, Calmore, SO40 2RB
£314,950

brantons



Ground Floor



1st Floor



Accommodation	
Lounge-Diner	20' 5" x 14' 5" (6.23m x 4.40m)
Kitchen	9' 7" x 14' 8" (2.91m x 4.48m)
Conservatory	8' 7" x 15' 7" (2.62m x 4.75m)
Bedroom One	13' 11" x 8' 8" (4.25m x 2.63m) Plus Wardrobes
Bedroom Two	9' 0" x 8' 2" (2.75m x 2.49m)
Bedroom Three	10' 10" x 5' 11" (3.30m x 1.80m)
Bathroom	6' 1" x 6' 2" (1.86m x 1.89m)

Property
Brantons Independent Estate Agents are pleased to present for sale this extended end of terrace family home situated within the ever popular residential area of Calmore. The ground floor layout is comprised of a spacious lounge with feature fireplace, open-plan dining area, modern kitchen, and a UPVC conservatory. The first floor accommodation consists of three bedrooms with both bedrooms one and two being generous double rooms. From the landing there is also a family bathroom.
At the rear of the property is an enclosed garden which is mainly laid to lawn with a patio seating area. There is also gated rear access that leads to driveway parking and a large timber workshop. The property is set nicely on the fringes of the Calmore development and enjoys a pleasant leafy outlook. Brantons are sure that an early viewing will be essential to truly appreciate the location and versatile family orientated accommodation on offer.

Features	
<ul style="list-style-type: none">End of Terrace Family HomeThree BedroomsEntrance HallwayLounge-Diner With Feature FireplaceModern Kitchen	<ul style="list-style-type: none">UPVC ConservatoryFamily BathroomDriveway ParkingEnclosed Rear GardenLarge Timber Storage Shed

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Calmore
	Junior: Calmore
	Senior: Testwood

Distances	
Motorway: 2.5 miles	
Southampton Airport: 10.3 miles	
Southampton City Centre: 5.7 miles	
New Forest Park Boundary: 1.0 miles	
Train Stations	Ashurst: 2.0 miles
	Totton: 4.2 miles

Directions
1) From our office proceed west on Water Lane. 2) At the main junction with Calmore Road turn right. 3) Proceed on for approximately 3/4 mile. 4) The property will be found on the right hand side.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</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 an EPC, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required energy efficiency standard (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div>

