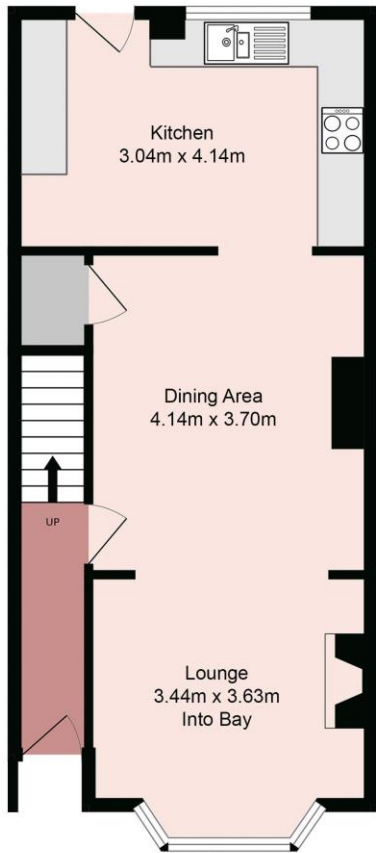




88, Downs Park Crescent, Totton, SO40 9GP

£295,000

brantons



Ground Floor
46.0 sq.m. approx.



1st Floor
37.9 sq.m. approx.



Accommodation
Lounge 11' 3" x 11' 11" (3.44m x 3.63m) Into Bay
Dining Area 13' 7" x 12' 2" (4.14m x 3.70m)
Kitchen 10' 0" x 13' 7" (3.04m x 4.14m)
Bedroom One 11' 7" x 15' 4" (3.53m x 4.68m) Into Bay
Bedroom Two 13' 11" x 10' 0" (4.23m x 3.04m)
Bathroom 10' 9" x 5' 5" (3.27m x 1.66m)

Property
Brantons Independent Estate Agents are delighted to offer to the market this charming character residence situated in the beautiful residential area of Eling.
The ground floor layout is comprised of an entrance hall that leads to; a lounge with bay window and feature fireplace, open plan dining area with large storage cupboard, and a modern kitchen. The first floor accommodation consists of two generously proportioned bedrooms and from the landing there is a contemporary family bathroom.
To the rear of the property is the garden which features patio and decked seating areas, and gated access. In our opinion the owners have the property presented to a high standard thus allowing any potential purchaser the ability to move straight in. The location is set within the preferred Foxhills & Hounsdown School catchments and is also within easy reach of picturesque walks. Brantons recommend an early viewing to avoid any later disappointment.

Features
<ul style="list-style-type: none">Charming Character HomeTwo Generous Double BedroomsLounge With Bay Window & Feature FireplaceOpen-Plan Dining AreaModern KitchenContemporary Family Sized BathroomPrivate Enclosed Rear Garden With Gated Rear AccessUPVC Double Glazing & Gas Central HeatingHighly Sought After Residential LocationPreferred School Catchments

Information
Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments <ul style="list-style-type: none">Infant: ElingJunior: FoxhillsSenior: Hounsdown

Distances
Motorway: 1.9 miles
Southampton Airport: 9.1 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 1.5 miles
Train Stations <ul style="list-style-type: none">Ashurst: 2.9 milesTotton: 0.7 miles

Directions
1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the second left onto Downs Park Road. At the end of the road, turn left onto Downs Park Crescent.

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 FGS, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required energy efficiency standards (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</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>

