

Hounsdown £269,950

brantons

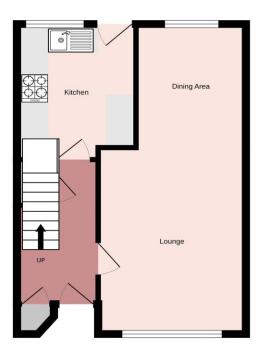


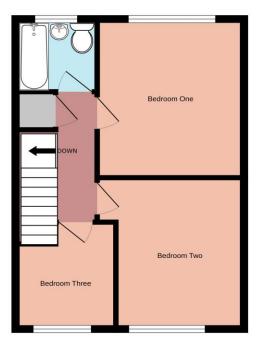




Ground Floor

1st Floor









Accommodation		Directions	
Lounge-Diner 23' 9'' x 10' 9'' (7.24m x 3.27m) Narrowing To 7'11" (2.42m) Kitchen 10' 5'' x 8' 7'' (3.18m x 2.61m) Bedroom One 11' 11'' x 10' 5'' (3.62m x 3.18m) Bedroom Two 11' 6'' x 9' 5'' (3.51m x 2.88m) Bedroom Three 8' 2'' x 7' 3'' (2.50m x 2.20m) Bathroom 5' 7'' x 6' 1'' (1.69m x 1.86m)		From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto 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 onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the second exit. Take the second left onto Spicers Hill and turn left again onto The Drive.	
Property		Energy Performance	
Brantons Independent Estate Agents are pleased to offer for sale this mid-terrace family home situated within the popular residential area of Hounsdown. The ground floor layout consists of a spacious lounge- diner and a modern kitchen.		Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Energy performance certificate (EPC)	
The first floor accommodation is comprised of three bedrooms and there is also a family bathroom. Additional benefits of the property include a garage in a near by block and an enclosed rear garden with gated rear access.		Totion SOUTHAMPTON	Energy rating
The location provides easy access to the preferred schools, transport links and local amenities. No forward chain is offered and Brantons are sure that an early viewing will be essential to avoid any later disappointment.			and ber
Features		Valid until	
 No Forward Chain Offered 	Family Bathroom	Property type	NV NV
Mid-Terrace Family Home	Garage In A Block	Total floor area	N
Three Bedrooms	 Enclosed Rear Garden 	- OV	
 Spacious Lounge-Diner 	Popular Residential Area	Rules on letting this property	
 Modern Kitchen 	Foxhills & Hounsdown Schools Catchments	Properties can be realed if they have a where y rating from A to) E. tion has been registered. You can read <u>guidance for landlords</u>
Information	Distances	in the property of the of a simplions (https://www.gov.uk/gudance/c standard in vord-gamee).	duri has been registered, fod can read galaanice he landonsa omestic-private-rented-property-minimum-energy-efficiency-
Local Authority: NFDC	Motorway: 3.0 miles	Energy Licient rating for this property	
Council Tax Band: B	Southampton Airport: 10.2 miles	See how to improve this property's energy performance.	
Tenure Type: Freehold	Southampton City Centre: 1.1 miles		
School Catchments Infant: Eling	New Forest Park Boundary: 1.0 miles		
Junior: Foxhills	Train Stations Ashurst: 2.3 miles		
Senior: Hounsdown	Totton: 2.3 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

