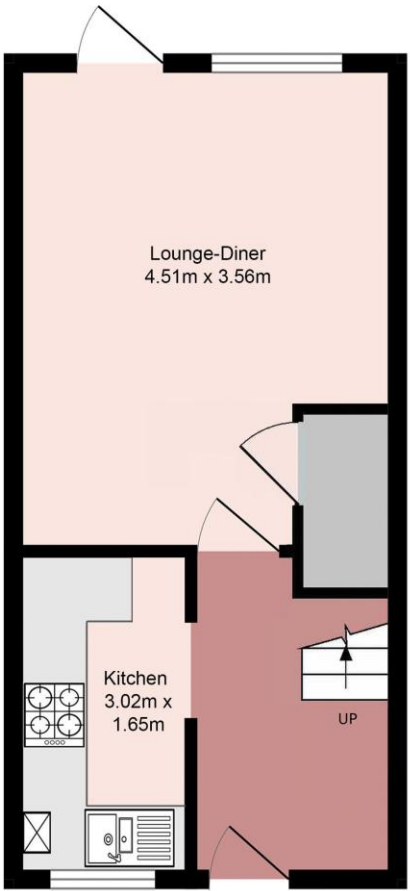


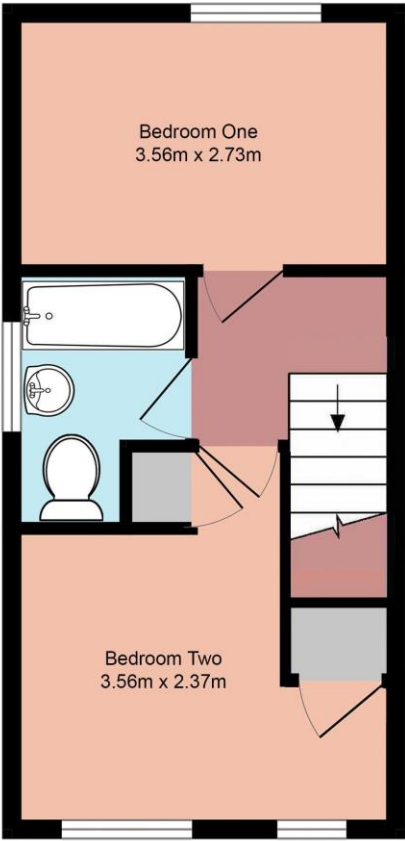


10, Wetherby Court, Totton, SO40 8UU
£289,950

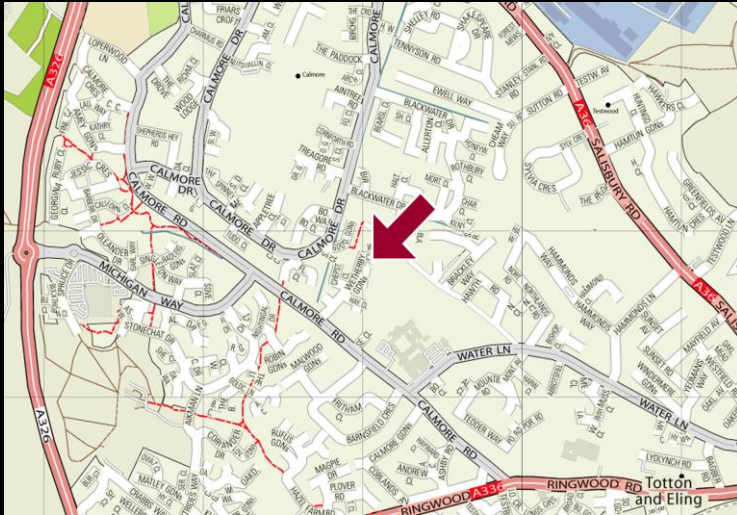
brantons



Ground Floor



1st Floor



Accommodation
Lounge-Diner 14' 10" x 11' 8" (4.51m x 3.56m)
Kitchen 9' 11" x 5' 5" (3.02m x 1.65m)
Bedroom One 11' 8" x 8' 11" (3.56m x 2.73m)
Bedroom Two 11' 8" x 7' 9" (3.56m x 2.37m)
Bathroom 7' 10" x 5' 5" (2.39m x 1.66m)

Property
Brantons Independent Estate Agents are pleased to present for sale this modern end of terrace house situated in a quiet cul-de-sac location within a popular residential area of Totton. The ground floor layout is comprised of a lounge-diner with glazed external door and a modern kitchen. The first floor accommodation consists of two double bedrooms with the master benefiting from fitted wardrobes and from the landing there is a contemporary family sized bathroom.
Additional benefits of the property include ample driveway parking, an additional allocated parking space and a low maintenance rear garden featuring a decked seating area and large timber summer house/storage shed. The current owners have subjected the property to a programme of improvements and in our opinion it's presented to a high standard of decorative order. To fully appreciate the location and accommodation on offer, Brantons suggest early viewing will be necessary.

Features
<ul style="list-style-type: none">*NO FORWARD CHAIN*Modern End Of Terrace HouseTwo Double BedroomsLounge-DinerModern Kitchen With Integral AppliancesContemporary BathroomDriveway Parking for Three Cars & Further Allocated ParkingLow Maintenance Rear GardenTimber Storage Shed & Summer House

Information
Local Authority:
Council Tax Band: B
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Distances
Motorway: 2.2 miles
Southampton Airport: 10.1 miles
Southampton City Centre: 5.3 miles
New Forest Park Boundary: 1.5 miles
Train Stations
Ashurst: 4.3 miles
Totton: 1.6 miles

Directions
From our office proceed west on Water Lane. At the junction with Calmore Road turn right. Proceed on for approximately 0.5 miles. Take the second right into Wetherby Gardens. Continue on until you reach Wetherby Court. The property can be found on the right hand corner of the cul-de-sac.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div>Energy performance certificate (EPC)</div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div> <div>Property type</div> <div>Total floor area</div> <div>Rules on letting this property</div> <div>Properties can be rented only if they have an energy rating from A to E.</div> <div>If the property is a rented private residential building, it must be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords).</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>

