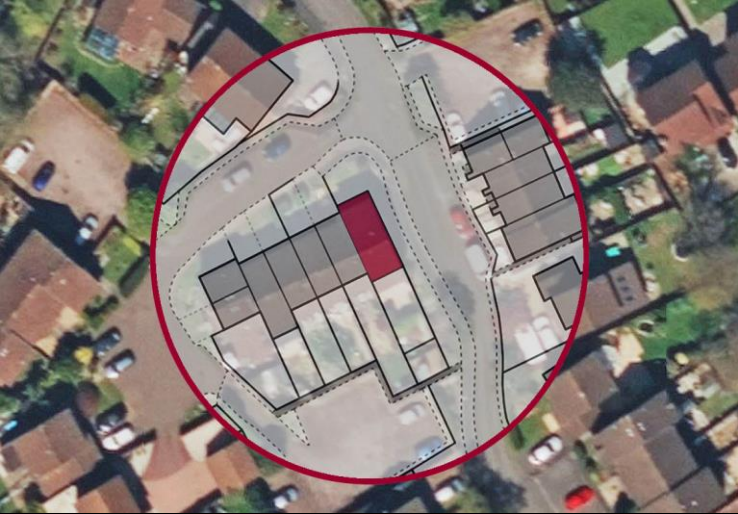
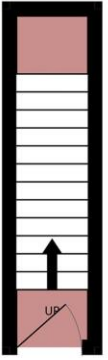
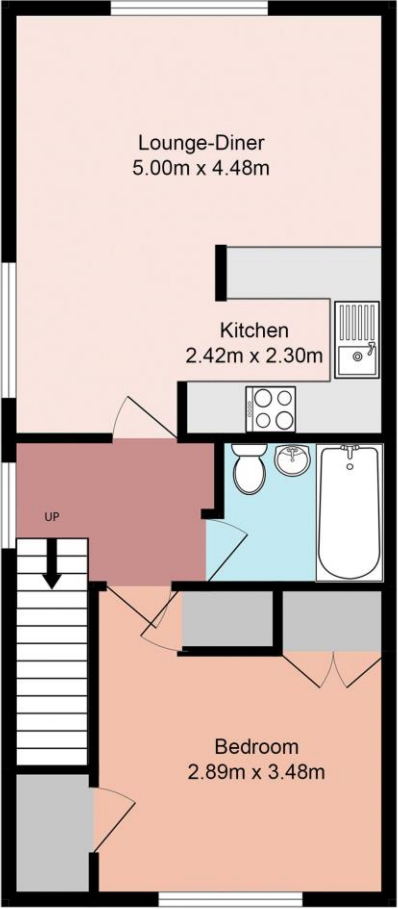




44, Kingsley Gardens, Totton, SO40 8ET
£175,000

brantons



Accommodation

Lounge-Diner 16' 5" x 14' 8" (5.00m x 4.48m) L-Shaped
Kitchen 7' 11" x 7' 7" (2.42m x 2.30m)
Bathroom 5' 7" x 6' 9" (1.71m x 2.06m)
Bedroom 9' 6" x 11' 5" (2.89m x 3.48m) Plus Wardrobes

Property

Situated within the popular residential area of West Totton, Brantons Independent Estate Agents are pleased to offer for sale this purpose built first floor maisonette.

The accommodation is comprised of a double bedroom with built in wardrobe, lounge-diner with dual aspect windows, kitchen, and a bathroom. Additional benefits of the property include allocated car parking and an enclosed low maintenance garden. No forward chain is offered and Brantons are sure that an early viewing will be essential to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Purpose Built First Floor Maisonette
- Double Bedroom with Fitted Wardrobe
- Spacious Lounge-Diner
- Kitchen & Bathroom

- Gas Central Heating
- Allocated Car Parking
- Low Maintenance Enclosed Garden
- Ideal First Purchase, Downsize, or Rental Investment
- Close To Local Amenities & Transport Links

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold

School Catchments
Infant: Hazel Wood
Junior: Abbotswood
Senior: Hounsdown / Testwood

Distances

Motorway: 2.4 miles
Southampton Airport: 10.6 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 0.5 miles

Train Stations
Ashurst: 3.0 miles
Totton: 1.9 miles

Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the first right into Kingsley Gardens and then the first right and the property will be on your left, towards the end of the cul-de-sac.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy rating

Totton
SOUTHAMPTON

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is not a G.S. it can 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

