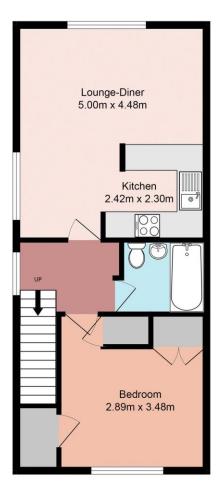


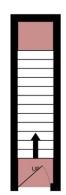
44, Kingsley Gardens, Totton, SO40 8ET £175,000

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Accommodation			Directions	
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			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.	
Property			Energy Performance	
Situated within the popular pleased to offer for sale th The accommodation is cor aspect windows, kitchen, parking and an enclosed lo	nis purpose built first floc mprised of a double bed and a bathroom. Additio	Energy performance certical Energy performance (EPC)	e (EPC) - Find an energy certificate - GOV.UK	
that an early viewing will be Features			Totion SOUTHAMPTON Valid until	Energy rating
 NO FORWARD CHAIN 		Gas Central Heating	Property type	JV
Purpose Built First Floor Maisonette		Allocated Car Parking	Total floor area	
Double Bedroom with Fitted WardrobeSpacious Lounge-Diner		Low Maintenance Enclosed GardenIdeal First Purchase, Downsize, or Rental Investment		
 Kitchen & Bathroom 		 Close To Local Amenities & Transport Links 	Rules on letting this property Properties can be realed if by have advergy rating from A to	Þ E.
Information		Distances	If the property whiled F / G, is unrobe let, unless an exemption the regult bits and emptions (https://www.gov.uk/gudanced standard of which go (https://www.gov.uk/gudanced	otion has been registered. You can read guidance for landlords tomestic-private-rented-property-minimum-energy-efficiency-
Local Authority: New Forest District Council		Motorway: 2.4 miles	Energy cicles rating for this property	
Council Tax Band: B		Southampton Airport: 10.6 miles	See how to improve this property's energy performance.	
Tenure Type: Leasehold		Southampton City Centre: 5.7 miles		
	Hazel Wood	New Forest Park Boundary: 0.5 miles		
	Abbotswood Hounsdown / Testwood	Train Stations Ashurst: 3.0 miles Totton: 1.9 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

🛆 The Property Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

