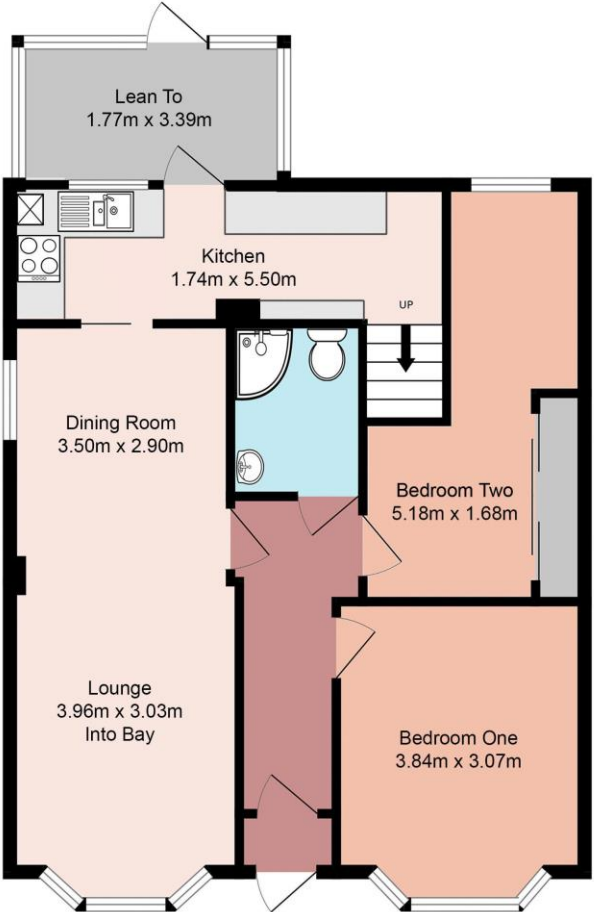


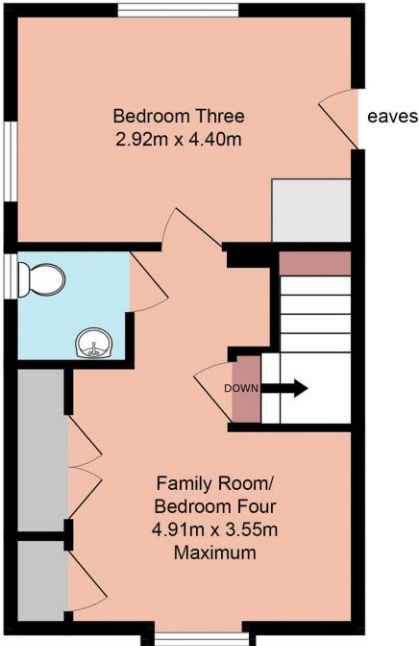


26, Northlands Road, Totton, SO40 3GZ
£455,000

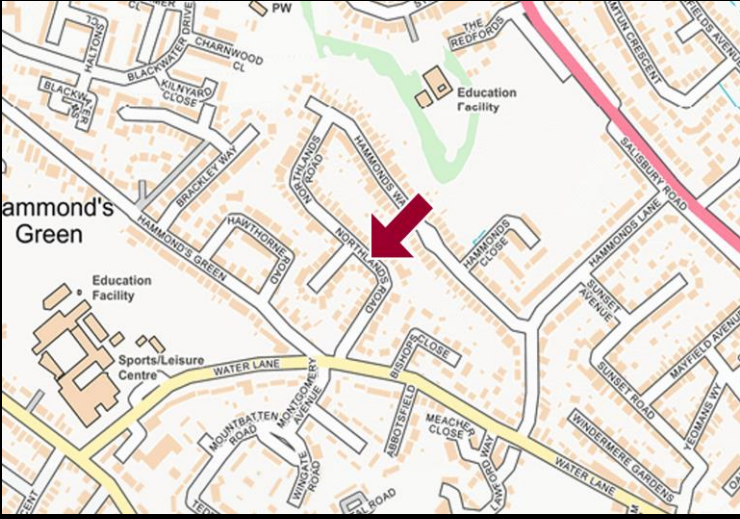
brantons



Ground Floor
69.9 sq.m. approx.



1st Floor
34.2 sq.m. approx.



Accommodation

Lounge

13' 0" x 10' 10" (3.96m x 3.30m)

Into Bay

Dining Room

11' 6" x 9' 6" (3.50m x 2.90m)

Kitchen

5' 9" x 18' 1" (1.74m x 5.50m)

Bedroom Two

17' 0" x 5' 6" (5.18m x 1.68m)

Bedroom One

12' 7" x 10' 1" (3.84m x 3.07m)

Into Bay

Shower Room

7' 0" x 5' 3" (2.14m x 1.59m)

Lean To

5' 10" x 11' 1" (1.77m x 3.39m)

Bedroom Three

9' 7" x 14' 5" (2.92m x 4.40m)

Family Room/ Bedroom Four

16' 1" x 11' 8" (4.91m x 3.55m)

Maximum

W.C

4' 9" x 4' 8" (1.46m x 1.41m)

Garage

19' 0" x 13' 1" (5.80m x 4.00m)

Property

An exciting opportunity arises to purchase this detached chalet bungalow situated in a highly desirable residential road within Totton. The ground floor accommodation is comprised of an entrance hallway which leads to; two bedrooms, sizable open-plan lounge-diner with bay window, modern kitchen, useful utility lean to, and a family shower room. The first floor consists of two further bedrooms and a separate W.C.

Additional features include double driveway parking, large detached garage with electric remote controlled roller door, and a enclosed rear garden with lawn and patio seating area. Brantons advise that in order to fully appreciate the location and versatile accommodation on offer, an early internal inspection will be essential.

Features

▪ Detached Chalet Bungalow

▪ Three/ Four Bedrooms

▪ Spacious Open-Plan Lounge-Diner

▪ Modern Kitchen

▪ Useful Utility / Lean To

▪ Family Size Shower Room

▪ Double Driveway Parking

▪ Detached Garage with Electric Remote Door

▪ Private & Established Rear Garden

▪ Desirable Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood

Distances

Motorway: 1.8 miles

Southampton Airport: 10.9 miles

Southampton City Centre: 5.0 miles

New Forest Park Boundary: 1.6 miles

Train Stations

Ashurst: 4.1 miles

Totton: 1.1 miles

Directions

1) From our office head North on Salisbury Road. 2) Take the third left onto Hammonds Lane. 3) Turn right onto Hammonds Way. 4) Turn left onto Northlands Road.

Energy Performance

Energy performance certificate (EPC)

26 NORTHLANDS ROAD
TOTTON
SOUTHAMPTON
SO40 3GZ

Energy rating
E

Valid until: 8 June 2031

Certificate number: 5739-3926-7000-0541-6206

Property type

Detached bungalow

Total floor area

76 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.

Score

Energy rating

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

51

E

64

B

The Property Ombudsman

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.

