



27, Fishers Road, Totton, SO40 9HW
£425,000

brantons

| Accommodation | |
|---------------|---|
| Lounge | 10' 10" x 16' 9" (3.31m x 5.10m) |
| Family Room | 9' 1" x 16' 6" (2.76m x 5.03m) |
| Kitchen-Diner | 25' 5" x 13' 2" (7.74m x 4.01m) |
| Utility/ W.C | 6' 8" x 5' 5" (2.02m x 1.65m) |
| Bedroom One | 10' 10" x 11' 1" (3.31m x 3.38m) Plus Dressing Area |
| En-suite | 6' 8" x 5' 2" (2.03m x 1.58m) |
| Bedroom Two | 11' 5" x 8' 11" (3.49m x 2.71m) |
| Bedroom Three | 13' 0" x 7' 5" (3.97m x 2.25m) Maximum |
| Bedroom Four | 7' 5" x 7' 0" (2.26m x 2.14m) |
| Bathroom | 11' 11" x 5' 11" (3.63m x 1.81m) Maximum |
| Summer House | 14' 0" x 12' 8" (4.27m x 3.86m) |
| Workshop | 6' 4" x 7' 1" (1.93m x 2.15m) |

Property

An exciting opportunity arises to purchase this deceptively spacious detached property situated in the highly regarded residential area of Eling. The ground floor layout is comprised on an entrance hall which in turn leads to; a spacious lounge, family room with bi-fold doors and large orangery skylight, a modern kitchen-diner with integral appliances, and a utility room/ W.C. The first floor consists of four bedrooms with the master benefiting from the use of an en-suite shower room.

There is also a four piece family bathroom with skylight and freestanding bath. To the front of the property is driveway parking for at least two vehicles and at the rear is an established garden that is laid to lawn and patio seating. The garden also incorporates a timber summer house with workshop, and further storage shed. Brantons are sure than an early viewing will be essential to avoid any later disappointment.

| Features | |
|---|--|
| ▪ Detached Family Home | ▪ Utility Room/ W.C |
| ▪ Four Bedrooms with En-suite Shower Room to Master | ▪ Recently Fitted Four Piece Family Bathroom |
| ▪ Spacious Lounge | ▪ Driveway Parking |
| ▪ Family Room with Large Orangery Skylight | ▪ Rear Garden with Timber Summer House/ Workshop |
| ▪ Modern Kitchen-Diner | ▪ New Glow-Worm Boiler Fitted 2024 |

| Information | |
|--|-------------------|
| Local Authority: New Forest District Council | |
| Council Tax Band: D | |
| Tenure Type: Freehold | |
| School Catchments | Infant: Eling |
| | Junior: Foxhills |
| | Senior: Hounsdown |

| Distances | |
|-------------------------------------|--------------------|
| Motorway: 1.6 miles | |
| Southampton Airport: 9.0 miles | |
| Southampton City Centre: 4.9 miles | |
| New Forest Park Boundary: 1.2 miles | |
| Train Stations | Ashurst: 2.7 miles |
| | Totton: 1.1 miles |

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the next roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediatley right onto Eling Lane. 5) Take the first right onto Rose Road. 6) Turn left onto Fishers Road.

Energy Performance

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

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 a rented private residential property, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(MERS\)](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>

