

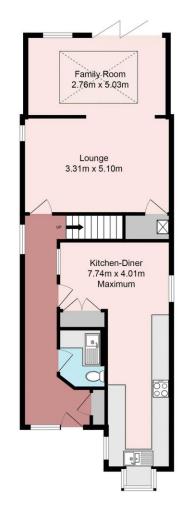
27, Fishers Road, Totton, SO40 9HW £425,000

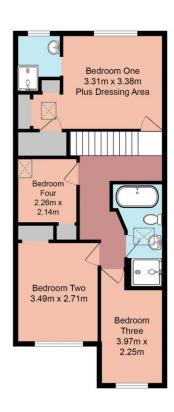
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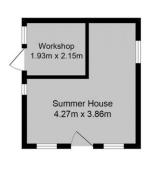
















#### Accommodation

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

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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)

#### 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.

## **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 kitchendiner 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
- Four Bedrooms with En-suite Shower Room to Master
- Spacious Lounge
- Family Room with Large Orangery Skylight
- Modern Kitchen-Diner

- Utility Room/ W.C
- Recently Fitted Four Piece Family Bathroom
- Driveway Parking
- Rear Garden with Timber Summer House/ Workshop
- 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

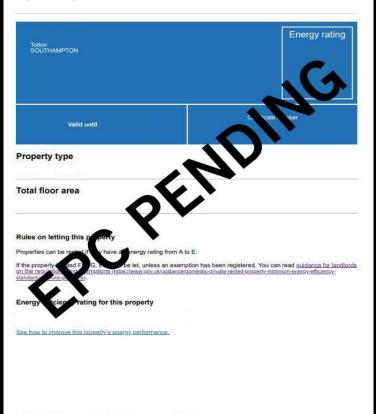
Train Stations Ashurst: 2.7 miles

Totton: 1.1 miles

## **Energy Performance**

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

# Energy performance certificate (EPC)



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