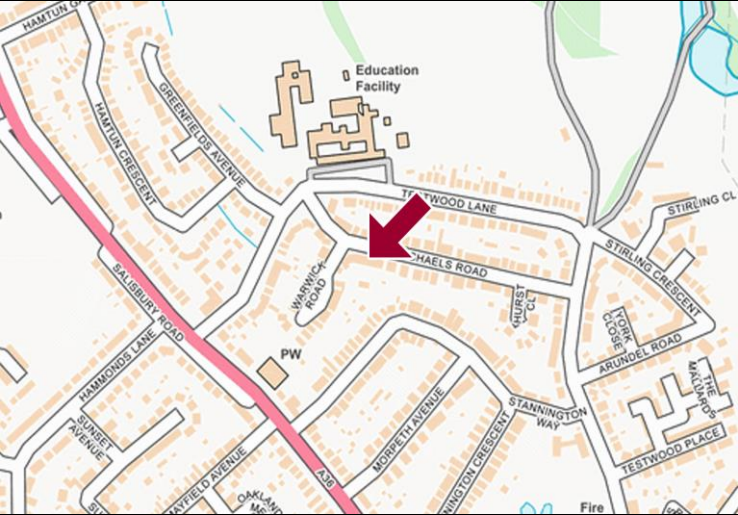
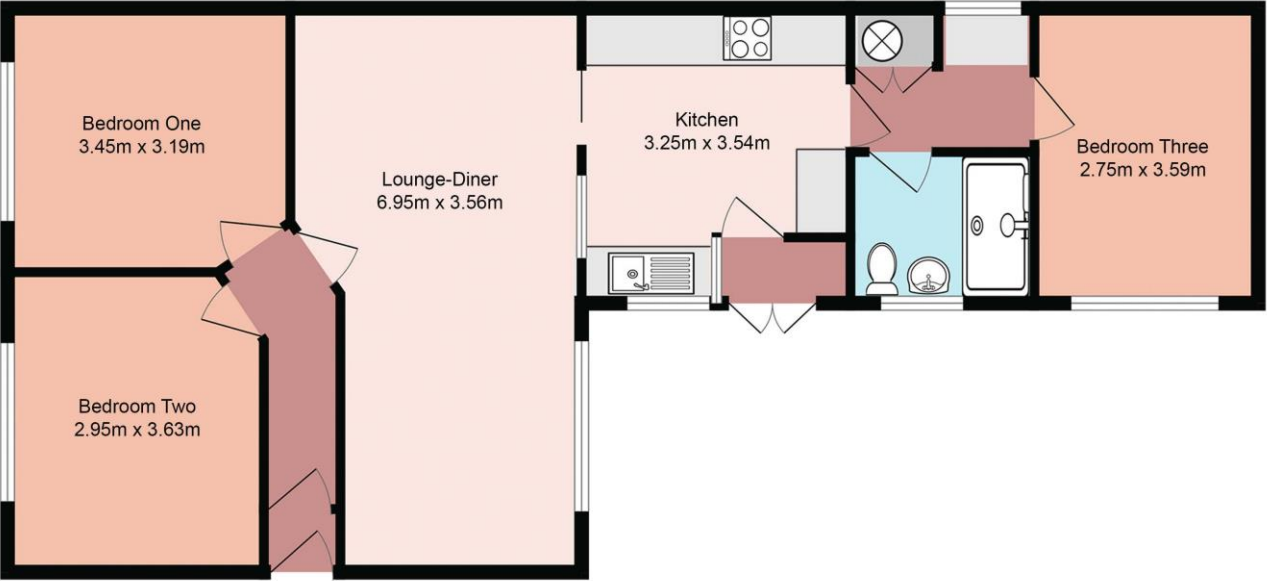




27, St. Michaels Road, Totton, SO40 3QH  
£395,000

**brantons**





Accommodation	
Lounge-Diner	22' 10" x 11' 8" (6.95m x 3.56m)
Kitchen	10' 8" x 11' 7" (3.25m x 3.54m)
Utility	7' 5" x 5' 4" (2.26m x 1.63m)
Bedroom One	11' 4" x 10' 6" (3.45m x 3.19m)
Bedroom Two	9' 8" x 11' 11" (2.95m x 3.63m)
Shower Room	7' 5" x 6' 0" (2.26m x 1.82m)
Bedroom Three	9' 0" x 11' 9" (2.75m x 3.59m)
Detached Workshop	16' 3" x 8' 3" (4.95m x 2.51m)

Property

Brantons Independent Estate Agents are delighted to present this surprisingly spacious detached bungalow situated in a desirable residential road within central Totton.

The accommodation is comprised of three double bedrooms, a large lounge-diner, spacious kitchen, and a shower room. The front of the property provides gated driveway parking and at the rear is a sunny Southerly facing garden that is laid to lawn and features a large brick workshop. The location is with close proximity of shops, amenities and transport links.

No forward chain is offered and an early viewing comes highly recommended to avoid any later disappointment.

Features	
*NO FORWARD CHAIN*	Utility & Shower Room
Detached Bungalow	Driveway Parking
Three Bedrooms	Detached Brick-Built Workshop
Lounge-Diner	Southerly Facing Rear Garden
Sizable Kitchen	Close Proximity To Local Amenities

Information	
Local Authority: New Forest District Council	
Council Tax Band: D	
Tenure Type: Freehold	
School Catchments	Infant: Oakfield
	Junior: Oakfield
	Senior: Testwood

Distances	
Motorway: 1.4 miles	
Southampton Airport: 8.6 miles	
Southampton City Centre: 4.6 miles	
New Forest Park Boundary: 2.1 miles	
Train Stations	Ashurst: 3.9 miles
	Totton: 0.8 miles

Directions

1) From our office head northwest on Salisbury Road. 2) Take the fourth right onto Testwood Lane. 3) Take the first right into St. Michaels Road.

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 Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standard \(EPC rating\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard).

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>



