

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

## brantons







| Accommodation  |   | Directions   |   |
|--|---|--|---|
| Lounge-Diner 22' 10'' x 11' 8'' (6.95m x 3.56m)<br>Kitchen 10' 8'' x 11' 7'' (3.25m x 3.54m)<br>Utility 7' 5'' x 5' 4'' (2.26m x 1.63m)<br>Bedroom One 11' 4'' x 10' 6'' (3.45m x 3.19m)<br>Bedroom Two 9' 8'' x 11' 11'' (2.95m x 3.63m)<br>Shower Room 7' 5'' x 6' 0'' (2.26m x 1.82m)<br>Bedroom Three 9' 0'' x 11' 9'' (2.75m x 3.59m)   | Detached Workshop 16' 3'' x 8' 3'' (4.95m x 2.51m)  | 1) From our office head north<br>Take the fourth right onto Te<br>first right into St. Michaels Ro   | stwood Lane. 3) Take the  |
| Property   |   | Energy Performance   |   |
| Brantons Independent Estate Agents are delighted to present this surprisingly spacious detached bungalow situated in a desirable residential road within central Totton.<br>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.<br>No forward chain is offered and an early viewing comes highly recommended to avoid any later disappointment. |   | Energy performance certificat<br>Energy performance<br>(EPC)   | te (EPC) - Find an energy certificate - GOV.UK  |
| Features   |   | Property type  |   |
| <ul> <li>*NO FORWARD CHAIN*</li> <li>Detached Bungalow</li> <li>Three Bedrooms</li> <li>Lounge-Diner</li> <li>Sizable Kitchen</li> </ul>   | <ul> <li>Utility &amp; Shower Room</li> <li>Driveway Parking</li> <li>Detached Brick-Built Workshop</li> <li>Southerly Facing Rear Garden</li> <li>Close Proximity To Local Amenites</li> </ul> | Total floor area Rules on letting this payony Properties can be reased if you have at energy rating from A to                              | D E   |
| Information  | Distances   | If the property is ted F G, how to be let, unless an exemp<br>on the regulation and comptions (https://www.gov.uk/guidance/c<br>standard). | bion has been registered. You can read <u>guidance for landlords</u><br>tomestic-private-rented-property-minimum-energy-efficiency- |
| Local Authority: New Forest District Council<br>Council Tax Band: D<br>Tenure Type: Freehold<br>School Catchments Infant: Oakfield<br>Junior: Oakfield<br>Senior: Testwood   | Motorway: 1.4 miles<br>Southampton Airport: 8.6 miles<br>Southampton City Centre: 4.6 miles<br>New Forest Park Boundary: 2.1 miles<br>Train Stations Ashurst: 3.9 miles<br>Totton: 0.8 miles    | Energy icies rating for this property<br>See how to improve this property's energy performance.  |   |

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

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