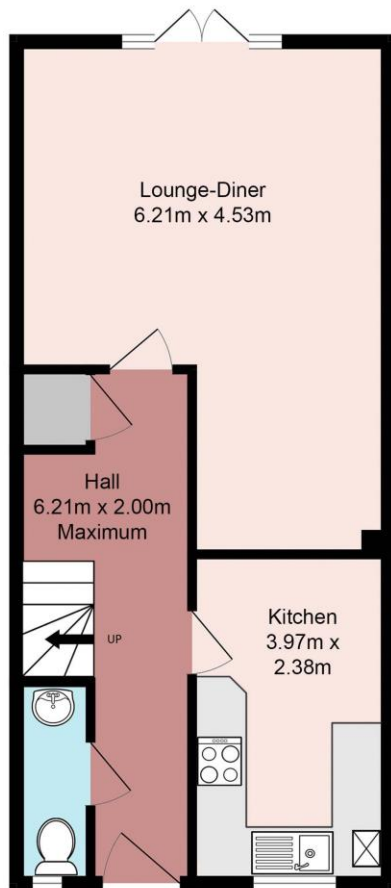


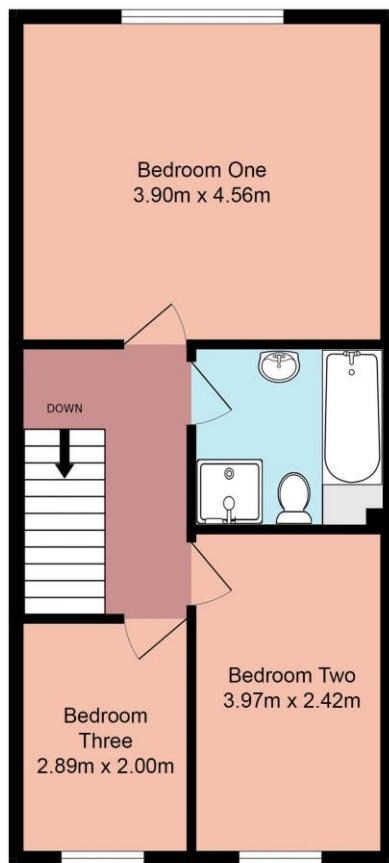


2 Park View, Blackwater Drive, Totton, SO40 2AW
£330,000

brantons



Ground Floor
46.1 sq.m. approx.



1st Floor
46.1 sq.m. approx.



Accommodation
Lounge-Diner 20' 4" x 14' 10" (6.21m x 4.53m)
Kitchen 13' 0" x 7' 10" (3.97m x 2.38m)
Hall 20' 4" x 6' 7" (6.21m x 2.00m)
Bedroom One 12' 10" x 15' 0" (3.90m x 4.56m)
Bedroom Two 13' 0" x 7' 11" (3.97m x 2.42m)
Bedroom Three 9' 6" x 6' 7" (2.89m x 2.00m)
Bathroom 7' 11" x 7' 4" (2.41m x 2.23m)

Property
Brantons Independent Estate Agents are pleased to present for sale this modern family home situated in a small development of just four properties. The ground floor accommodation is comprised of a spacious lounge-diner, a contemporary kitchen with a range of modern units and from the hallway there is a W.C and space for a desk or extra storage.
The first floor consists of three bedrooms with the master being a particularly impressive size. From the landing there is also a four piece family bathroom. The front of the property provides ample off road parking and at the rear is a private enclosed garden that benefits from a patio seating area and offers a good degree of privacy and seclusion. No forward chain is offered and an internal inspection is essential to fully appreciate the versatile accommodation of offer.

Features
<ul style="list-style-type: none">*NO FORWARD CHAIN*Modern Mid-Terrace Family HomeThree Generous BedroomsSpacious Lounge-DinerContemporary KitchenFour Piece Family BathroomDownstairs W.CAmple Off Road ParkingEnclosed Rear Garden With Patio Seating AreaClose Proximity To Local Amenities & Schools

Information
Local Authority:
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances
Motorway: 2.3 miles
Southampton Airport: 10.2 miles
Southampton City Centre: 6.3 miles
New Forest Park Boundary: 1.4 miles
Train Stations
Ashurst: 4.9 miles
Totton: 2.5 miles

Directions
1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive. 3) Take the fourth left onto Blackwater Drive. 4) Turn right into Park View.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton</div><div>SOUTHAMPTON</div></div><div><div>Energy rating</div></div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div> <div>Property type</div> <div>Total floor area</div> <div>Rules on letting this property</div> <div>Properties can be rented if they have an energy rating from A to E.</div> <div>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) for private rented properties.</div> <div>Energy efficiency rating for this property</div> <div>See how to improve this property's energy performance.</div> <div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div>

