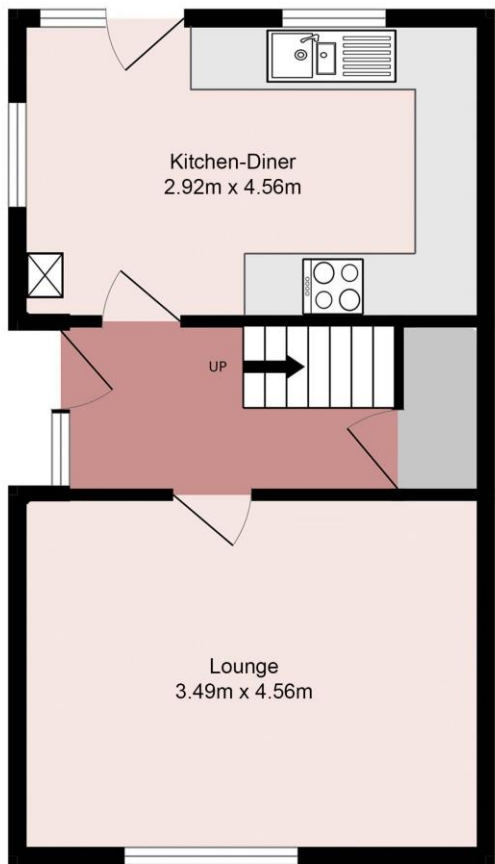


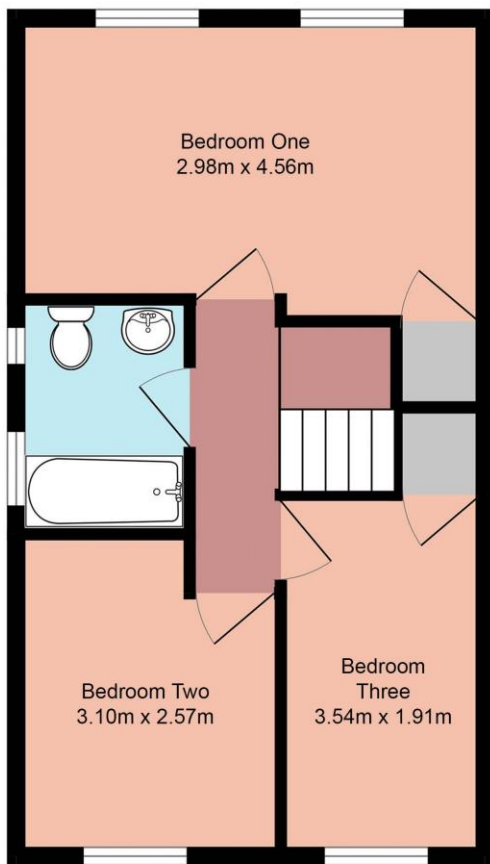


3, Longbridge Close, Calmore, SO40 2QY
£299,950

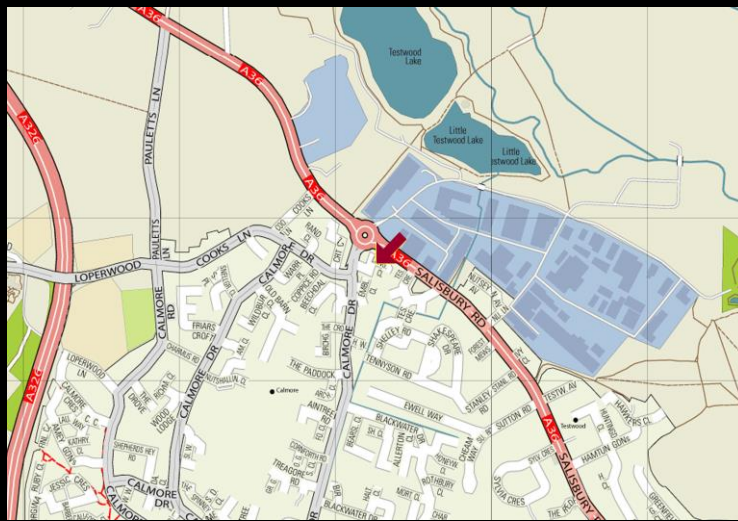
brantons



Ground Floor
36.1 sq.m. approx.



1st Floor
36.8 sq.m. approx.



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 first left into Longbridge Close and follow the cul-de-sac to the left. The property will be found in the left hand corner.

Energy Performance

[Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK](#)

Totiton
SOUTHAMPTON

Energy rating

Valid until

Certificate number

DRAFT

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 Private Residential Building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords>).

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>

Distances

Motorway: 1.6 miles

Southampton Airport: 9.5 miles

Southampton City Centre: 5.6 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 6.0 miles

 Totton: 1.8 miles



