

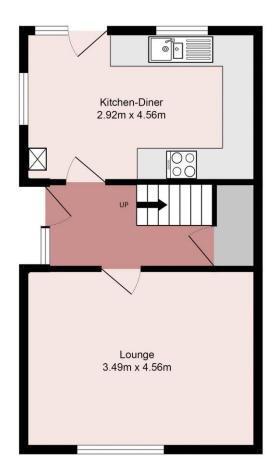
3, Longbridge Close, Calmore, SO40 2QY £299,950

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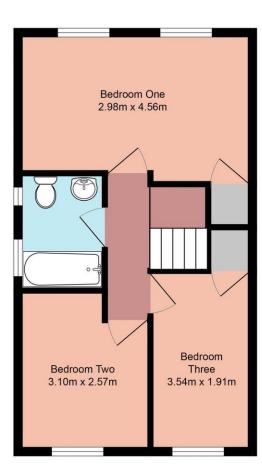








Ground Floor 36.1 sq.m. approx.



1st Floor 36.8 sq.m. approx.





Accommodation

Lounge 11' 5" x 15' 0" (3.49m x 4.56m)

Kitchen-Diner 15' 0" x 9' 7" (4.56m x 2.92m)

Bedroom One 9'9" x 15'0" (2.98m x 4.56m)

Bedroom Two 10' 2" x 8' 5" (3.10m x 2.57m)

Bedroom Three 11' 7" x 6' 3" (3.54m x 1.91m)

Bathroom 5' 6" x 7' 6" (1.68m x 2.29m) Garage 16' 4" x 8' 3" (4.97m x 2.51m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this semi-detached family home situated in the popular residential area of Calmore. The ground floor accommodation is comprised of an entrance hallway, spacious lounge and kitchen-diner. Upstairs consists of three bedrooms with the master being a generous double room and from the landing is a family bathroom.

Additional features of the property include off road parking, garage and an enclosed rear garden with patio seating area and gated rear access. In our opinion the property would make an ideal first purchase or rental investment. No forward chain is offered and an early internal inspection is a must to fully appreciate the location and accommodation on offer. Agents Notes: The current owner has embarked on a programme of improvements that include the following; Replacement Roof Late 2023 - Replacement Garage Roof Late 2023 - Replacement Staircase - Quality Internal doors & Architraves

Features

- *NO FORWARD CHAIN*
- Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Kitchen-Diner

- Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- Excellent Transport Links
- Proximity To Schools & Local Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments Infant: Calmore

Junior: Calmore

Senior: Testwood

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

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

https://find-energy-certificate.digital.communities.gov.uk/energy-certifical

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

Energy performance certificate (EPC)



Ombudsma

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