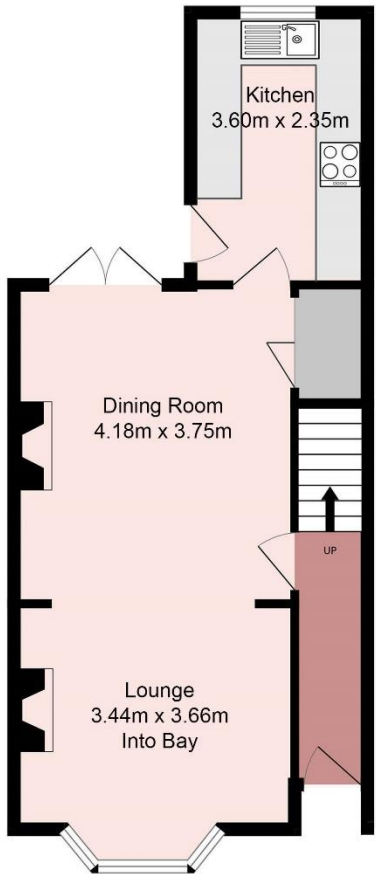




21, Downs Park Road, Totton, SO40 9GL  
£310,000

**brantons**





Ground Floor  
41.8 sq.m. approx.



1st Floor  
42.7 sq.m. approx.



Accommodation
<b>Lounge</b> 11' 3" x 12' 0" (3.44m x 3.66m) Into Bay
<b>Dining Room</b> 13' 9" x 12' 4" (4.18m x 3.75m)
<b>Kitchen</b> 11' 10" x 7' 9" (3.60m x 2.35m)
<b>Bedroom One</b> 13' 11" x 11' 7" (4.24m x 3.52m) Into Bay/ Plus Wardrobes
<b>Bedroom Two</b> 13' 9" x 9' 11" (4.18m x 3.02m)
<b>Bathroom</b> 11' 10" x 7' 8" (3.60m x 2.34m)
<b>Garage</b> 11' 1" x 18' 9" (3.38m x 5.71m)

Property
Situated within the picturesque residential area of Eling with its historic 18th century working Tide Mill, Brantons Independent Estate Agents are proud to offer for sale this surprisingly spacious mid-terrace house. The ground floor layout is comprised of a lounge with bay window, sizable dining room with French doors, and there is and a modern kitchen with external side door.
The first floor accommodation consists of two generously proportioned bedrooms and a luxury four piece bathroom. At the rear of the property is the South Westerly facing garden which is mainly laid to lawn with a large patio seating area and storage shed. The garden benefits from the use of rear access via a service road and leads to a larger than average garage. In our opinion this property is decorated to a high standard of order thus allowing any potential purchaser the ability to move straight in. As a result of this an early viewing will be necessary as strong interest is anticipated.

Features
<ul style="list-style-type: none"><li>Mid Terrace Character Home</li><li>Two Double Bedrooms</li><li>Lounge With Bay Window</li><li>Dining Room With French Doors</li><li>Modern Kitchen</li><li>Luxury Four Piece Bathroom</li><li>Gas Central Heating &amp; UPVC Double Glazing</li><li>South Westerly Facing Garden With Rear Access</li><li>High Standard of Decorative Order</li><li>Preferred Foxhills/Hounslow School Catchments</li></ul>

Information
<b>Local Authority:</b> New Forest District Council
<b>Council Tax Band:</b> C
<b>Tenure Type:</b> Freehold
<b>School Catchments</b> <div>Infant: Eling</div> <div>Junior: Foxhills</div> <div>Senior: Hounslow</div>

Distances
<b>Motorway:</b> 1.8 miles
<b>Southampton Airport:</b> 9.0 miles
<b>Southampton City Centre:</b> 5.0 miles
<b>New Forest Park Boundary:</b> 1.8 miles
<b>Train Stations</b> <div>Ashurst: 2.4 miles</div> <div>Totton: 0.6 miles</div>

Directions
1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the second left onto Downs Park Road.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><h3>Energy performance certificate (EPC)</h3><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div><div>Valid until</div><div>Certificate number</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 a rented private residential property, it must be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards">guidance for landlords on the required minimum energy efficiency standards (minimum EPC rating)</a>.</div><div>Energy efficiency rating for this property</div><div><a href="#">See how to improve this property's energy performance.</a></div><div><a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</a></div></div>



