

46, Valley Road, Totton, SO40 9FN £299,950

brantons





Ground Floor 41.8 sq.m. approx.

Bedroom One 4.00m x 2.85m Bedroom Two 3.04m x 3.13m

Hounsdown



1st Floor 40.0 sq.m. approx.

Accommodation			Directions	
Lounge-Diner 18' 11'' x 10' 0'' (5.76m x 3.06m) Kitchen 10' 1'' x 12' 6'' (3.07m x 3.81m) Utility Room 8' 7'' x 6' 2'' (2.61m x 1.88m) Maximum Rear Porch 4' 9'' x 5' 5'' (1.44m x 1.64m) Bedroom One 13' 1'' x 9' 4'' (4.00m x 2.85m) Bedroom Two 10' 0'' x 10' 3'' (3.04m x 3.13m) Bedroom Three 8' 9'' x 6' 11'' (2.66m x 2.11m)		Bathroom 5' 11'' x 5' 7'' (1.80m x 1.70m) W.C 2' 6'' x 4' 2'' (0.76m x 1.26m) Garage 18' 4'' x 9' 4'' (5.60m x 2.84m)	From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn right just before the traffic lights onto Jacobs Gutter Lane. Take the third right into	
Property			Energy Performance	
Brantons Independent Estate Agents are pleased to offer for sale with no forward chain this end of terrace family home situated within the ever popular residential area of Hounsdown. The ground floor begins with an entrance hall which in turn leads to a spacious lounge-diner with feature fireplace. There is a kitchen, and access into a useful utility room with glazed external door. The first floor is comprised of three bedrooms with bedrooms one and two both benefiting from the use of built in wardrobes and from the landing is a family bathroom with separate W.C. To the rear of the property is the garden which occupies an enviable fan shaped plot and is mainly laid to lawn with patio seating area The front of the property provides driveway parking which leads to a larger than average garage. This property is set in the preferred school catchment zones and as a result of this, strong interest is expected therefore an early viewing comes highly recommended.			Every performance certificate (EPC) - Find an energy certificate - GOVURE Energy performance certificate (EPC) Totom SOUTH-AMPTON Vild until	
Features			Property type	
 NO FORWARD CHAIN 		Utility Room with Glazed External Door		h_{\star}
End of Terrace Family HomeThree Bedrooms		Bathroom & Separate W.CDriveway Parking leading to Large Garage	Total floor area	
 Spacious Lounge-Diner with Feature Fireplace 		Large Garden Occupying Fan Shaped Plot		
Sizable Kitchen		Preferred School Catchments	Rules on letting this property Properties can be replaced if they have advinergy rating from A to	ÞE.
Information		Distances	If the property are fed (F) (G, in the fed (and the second of the regard fed and the regard fed (and the second standard and t	bion has been registered. You can read guidance for landlords iomestic-private-rented-property-minimum-energy-efficiency:
Local Authority: New Forest District Council		Motorway: 2.1 miles	Energy icien rating for this property	
Council Tax Band: B		Southampton Airport: 9.3 miles	See how to improve this property's energy performance.	
Tenure Type: Freehold		Southampton City Centre: 5.3 miles		
School Catchments Infant	t: Eling	New Forest Park Boundary: 1.7 miles		
	r: Foxhills	Train Stations Ashurst: 3.1 miles		
Senio	or: Hounsdown	Totton: 1.5 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

