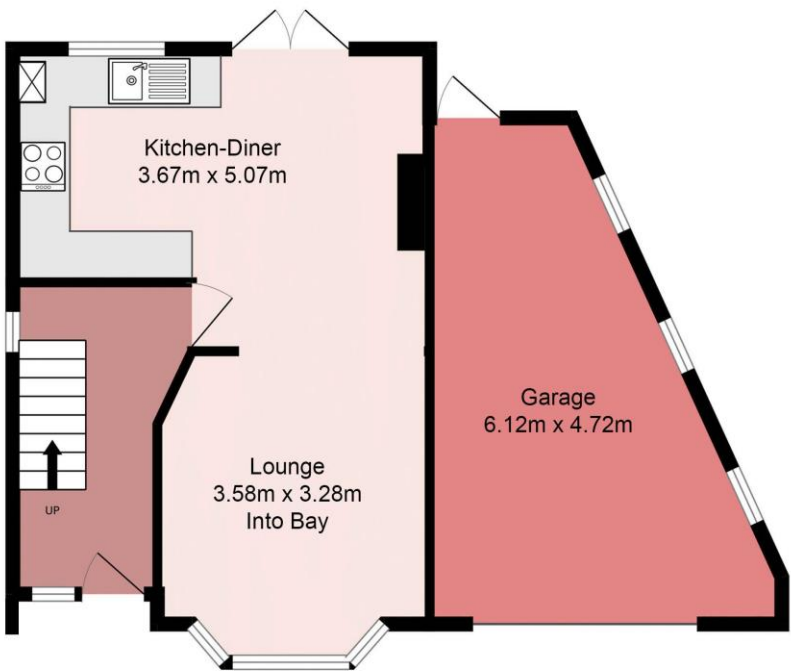


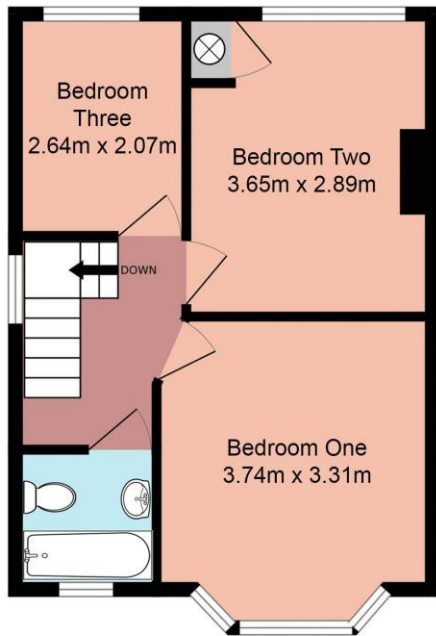


69, St. Michaels Road, Totton, SO40 3QN
£375,000

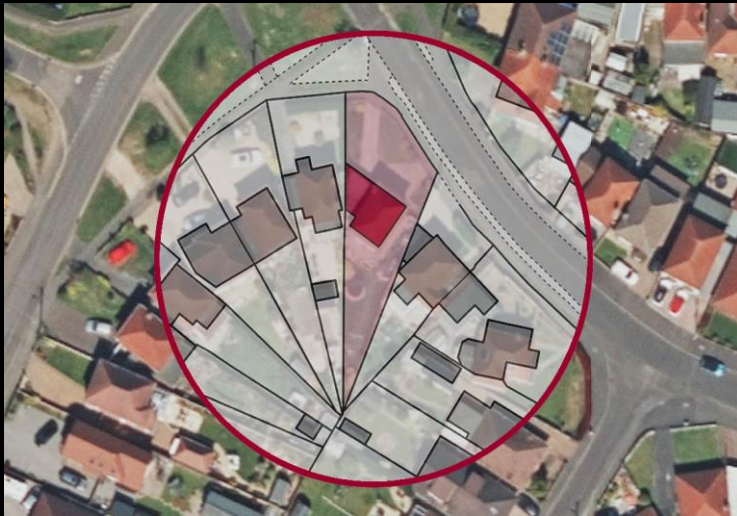
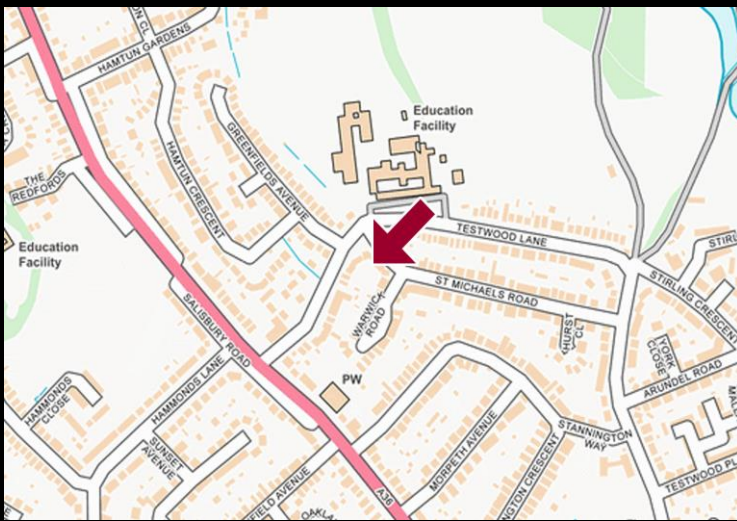
brantons



Ground Floor



1st Floor



Accommodation	
Lounge	11' 9" x 10' 9" (3.58m x 3.28m) Into Bay
Kitchen-Diner	12' 0" x 16' 8" (3.67m x 5.07m)
Bedroom One	12' 3" x 10' 10" (3.74m x 3.31m) Into Bay
Bedroom Two	12' 0" x 9' 6" (3.65m x 2.89m)
Bedroom Three	8' 8" x 6' 9" (2.64m x 2.07m)
Bathroom	5' 3" x 5' 5" (1.61m x 1.64m)
Garage	20' 1" x 15' 6" (6.12m x 4.72m) Maximum

Property
<p>Situated within a highly regarded residential road in a convenient location within central Totton, Brantons Independent Estate Agents are delighted to present for sale this detached character residence. The ground floor layout is comprised of an entrance hallway, spacious open-plan lounge with bay window, and a kitchen-diner with French doors.</p> <p>The first floor accommodation consists of three bedrooms with bedrooms one and two being generous double rooms and there is also a modern family bathroom. The front of the property provides ample driveway parking that leads to a garage and at the rear is a lengthy garden that is mainly laid to lawn with patio seating area, and the garden benefits from a sunny Southerly aspect. No forward chain is offered and an early viewing will be necessary to avoid later disappointment.</p>

Features	
<ul style="list-style-type: none">*NO FORWARD CHAIN*Recently Refurbished Detached Family HomeThree BedroomsOpen-Plan Lounge with Bay WindowModern Kitchen-Diner with French Doors	<ul style="list-style-type: none">Contemporary BathroomAmple Driveway Parking Leading to GarageEnclosed Rear Garden with Sunny Southerly AspectHigh Standard of Decorative Order ThroughoutConveniently Situated Close to Town Centre

Information	
Local Authority: New Forest District Council	
Council Tax Band: D	
Tenure Type: Freehold	
School Catchments	Infant: Oakfield
	Junior: Oakfield
	Senior: Testwood

Distances	
Motorway: 1.4 miles	
Southampton Airport: 8.6 miles	
Southampton City Centre: 4.6 miles	
New Forest Park Boundary: 2.1 miles	
Train Stations	Ashurst: 3.9 miles
	Totton: 0.8 miles

Directions
1) From our office head northwest on Salisbury Road. 2) Take the fourth right onto Testwood Lane. 3) Take the first right into St. Michaels Road.

Energy Performance
<p>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</p> <h3>Energy performance certificate (EPC)</h3> <div><div>Totton SOUTHAMPTON</div><div>Energy rating</div><div>Valid until</div><div>Certificate number</div></div> <p>Property type</p> <p>Total floor area</p> <p>Rules on letting this property</p> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is not F or G, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency (EPC) standards for private rented properties (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard).</p> <p>Energy efficiency rating for this property</p> <p>See how to improve this property's energy performance.</p> <p>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</p>

