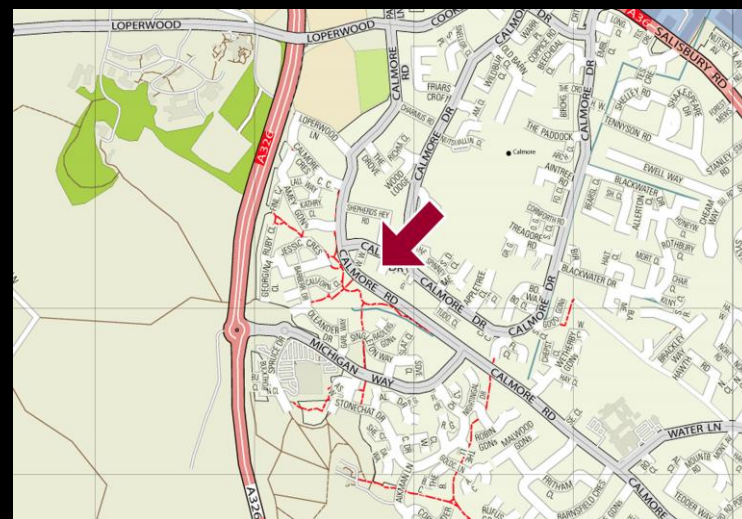
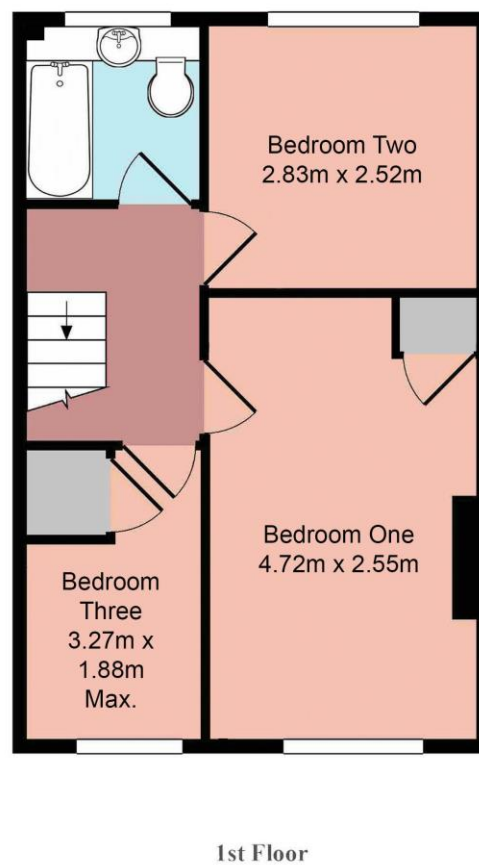
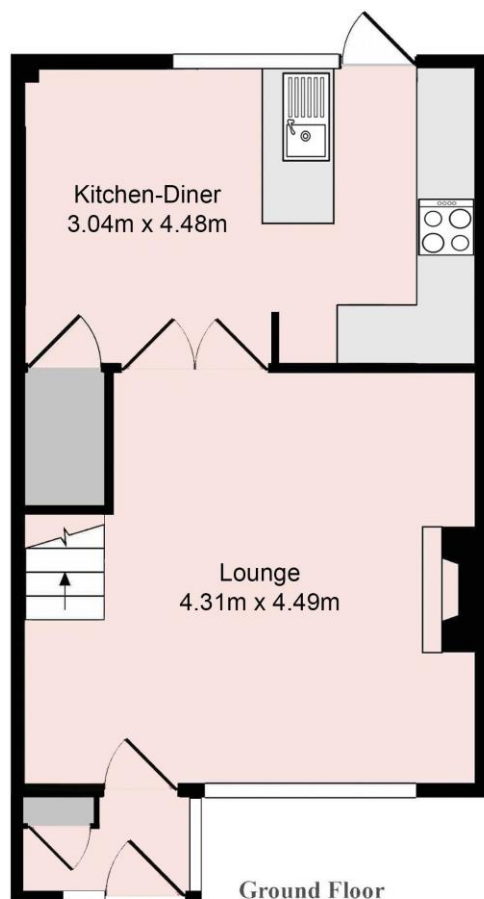




12, Daniels Walk, Calmore, SO40 2SJ
£285,000

brantons



Accommodation

Lounge 14' 2" x 14' 9" (4.31m x 4.49m)
Kitchen-Diner 10' 0" x 14' 8" (3.04m x 4.48m)
Bedroom One 15' 6" x 8' 4" (4.72m x 2.55m)
Bedroom Two 9' 3" x 8' 3" (2.83m x 2.52m)
Bedroom Three 10' 9" x 6' 2" (3.27m x 1.88m) Maximum
Bathroom 6' 3" x 6' 3" (1.90m x 1.91m)

Property

Brantons Independent Estate Agents are pleased to present for sale this spacious mid-terrace family home situated on the fringe of the ever popular Calmore development. The ground floor layout is comprised of an entrance porch leading into a sizable lounge, and there is also a modern kitchen-diner. On the first floor there are three bedrooms and a modern family bathroom.

Additional benefits of the property include off road parking, and a rear garden with lawn, hard standing, and gated access at the end. In our opinion this property would make an excellent first purchase or suit potential downsizer. Due to the location and accommodation on offer, early viewing comes highly recommended to avoid any later disappointment.

Features

- Mid-Terrace Family Home
- Three Bedrooms
- Entrance Porch
- Spacious Lounge
- Modern Kitchen-Diner

- Family Bathroom
- Ideal First Purchase or Rental Investment
- Off Road Parking
- Enclosed Rear Garden with Lawn & Hard Standing
- Popular Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Calmore
Junior: Calmore
Senior: Testwood

Distances

Motorway: 2.7 miles

Southampton Airport: 10.5 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 1.0 miles

Train Stations

Ashurst: 4.5 miles
Totton: 2.1 miles

Directions

1) Head northwest on Salisbury Rd/A36. 2) At the roundabout take the first exit onto Calmore Drive. 3) Turn right to stay on Calmore Drive. 4) Take the second left to stay on Calmore Drive. 5) Take the fourth right where the property will be found on the left hand side down a private resident's walkway.

Energy Performance

Energy performance certificate (EPC)

12 Daniels Walk
Calmore
SOUTHAMPTON
SO40 2SJ

Energy rating
C

Valid until:
9 July 2034

Certificate number:
9504-3039-6203-1474-8200

Property type

Mid-terrace house

Total floor area

71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score | Energy rating

92+
81-91
69-80
55-68
39-54
21-38
1-20

A
B
C
D
E
F
G

Current

75 C

Potential

90 B

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

