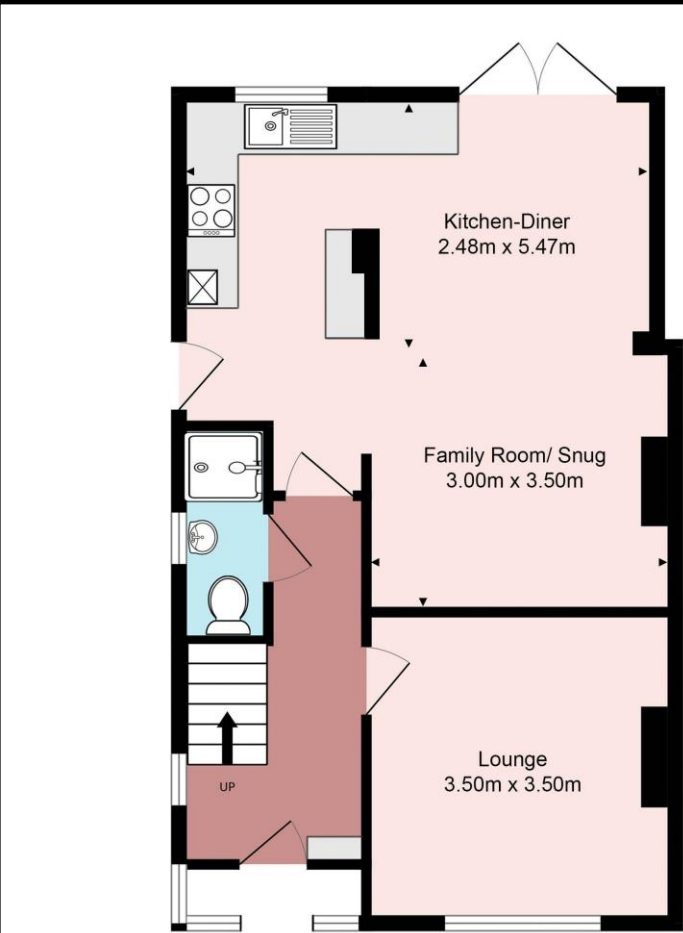




62, Culford Avenue, Totton, SO40 9BX
£375,000

brantons



Ground Floor
51.2 sq.m. approx.



1st Floor
37.6 sq.m. approx.



Accommodation	
Lounge	11' 6" x 11' 6" (3.50m x 3.50m)
Family Room	9' 10" x 11' 6" (3.00m x 3.50m)
Kitchen-Diner	15' 1" x 17' 11" (4.60m x 5.47m) L-Shaped
Shower Room	8' 0" x 2' 8" (2.43m x 0.82m)
Bedroom One	11' 6" x 11' 6" (3.50m x 3.50m)
Bedroom Two	9' 11" x 9' 7" (3.03m x 2.91m) to Wardrobes
Bedroom Three	8' 11" x 7' 0" (2.72m x 2.14m)
Bathroom	6' 4" x 6' 11" (1.94m x 2.11m)

Property

Brantons Independent Estate Agents are proud to offer for sale this extended semi-detached family home situated within the highly regarded residential area of Rushington. The ground floor layout is comprised of a spacious lounge, modern kitchen with external side door, open plan dining area with French doors, and a family room/ snug making this an ideal space to host and entertain. From the entrance hallway there is also a shower room. The first floor accommodation consists of three bedrooms; two of which are generous double rooms that benefit from the use of built in wardrobes; and from the landing there is also a family bathroom. To the rear of the property is a private enclosed garden which is largely laid to lawn with patio seating area, and there is also an additional seating area and timber storage shed to the side aspect. The front of the property provides ample driveway parking for several vehicles with gated side access. The area falls within the preferred Foxhills and Hounsdown School catchments and as a result of this coupled with the property on offer, we anticipate there will be strong interest. As a result, an early viewing comes highly recommended to avoid any later disappointment.

Features	
▪ Semi Detached Family Home	▪ Downstairs Shower Room
▪ Three Bedrooms	▪ Family Bathroom with Dual Aspect Windows
▪ Spacious Lounge	▪ Driveway Parking for Several Vehicles
▪ Family Room/ Snug	▪ Private Rear Garden with Lawn & Patio
▪ Open-Plan Kitchen-Diner	▪ Highly Regarded Residential Location within Preferred School Catchments

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Eling
	Junior: Foxhills
	Senior: Hounsdown

Distances	
Motorway: 1.4 miles	
Southampton Airport: 8.7 miles	
Southampton City Centre: 4.6 miles	
New Forest Park Boundary: 1.5 miles	
Train Stations	Ashurst: 2.8 miles
	Totton: 0.9 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto 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 the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave and then turn right onto Kinross Road. Take the first left into Culford Avenue.

Energy Performance

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

Energy performance certificate (EPC)

Totton
SOUTHAMPTON

Energy rating

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

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

If the property is let 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 standards \(MERS\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

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

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

