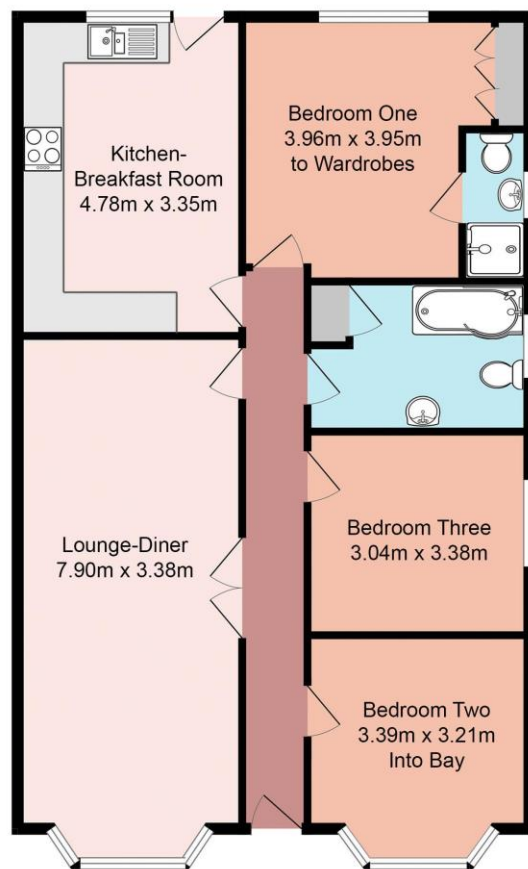


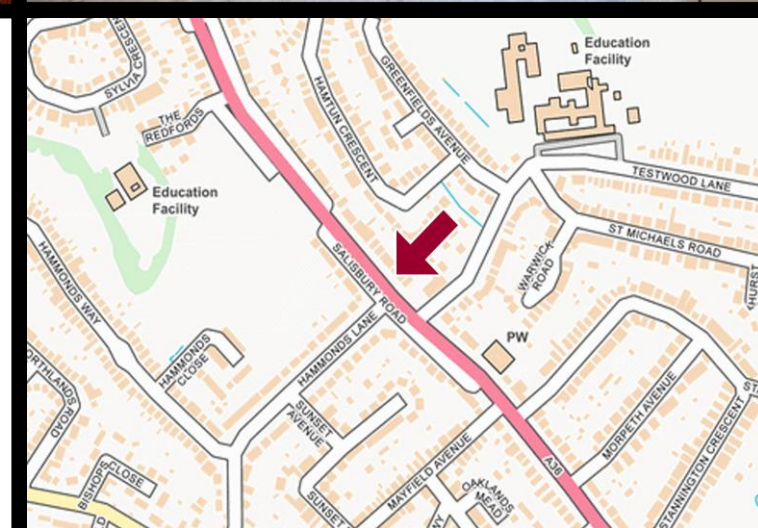


120, Salisbury Road, Totton, SO40 3LQ
£435,000





Ground Floor
95.9 sq.m. approx.



Accommodation

Lounge-Diner 25' 11" x 11' 1" (7.90m x 3.38m) Into Bay
Kitchen-Breakfast Room 15' 8" x 11' 0" (4.78m x 3.35m)
Bedroom One 13' 0" x 13' 0" (3.96m x 3.95m) to Wardrobes
En-suite 7' 6" x 3' 3" (2.28m x 1.00m)
Bedroom Two 11' 1" x 10' 6" (3.39m x 3.21m) Into Bay
Bedroom Three 10' 0" x 11' 1" (3.04m x 3.38m)
Bathroom 10' 11" x 7' 5" (3.34m x 2.25m)

Property

Brantons Independent Estate Agents are delighted to present for sale this charming detached bungalow situated in a convenient location within central Totton. The accommodation consists of three generously proportioned bedrooms, a spacious lounge-diner with French doors and feature fireplace, modern kitchen-breakfast room, and a luxury four piece family sized bathroom.

The property benefits from ample driveway parking and there is also gated side access. At the rear of the property is the sizable garden which is mainly laid to lawn with a patio seating area. Brantons expect immediate interest. As a result of this an early viewing will be necessary to avoid any later disappointment.

Features

- Charming Detached Bungalow
- Three Generously Proportioned Bedrooms
- Spacious Lounge Diner with Bay Window & French Doors
- Modern Kitchen-Breakfast Room
- Spacious Family Bathroom
- En-suite Shower Room to Master
- Ample Driveway Parking & Side Access
- Rear Garden Mainly Laid to Lawn
- Immaculate Standard of Decorative Order Throughout
- Convenient Central Location

Information

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

Distances

Motorway: 1.5 miles
Southampton Airport: 8.7 miles
Southampton City Centre: 4.7 miles
New Forest Park Boundary: 1.6 miles
Train Stations
Ashurst: 3.8 miles
Totton: 0.9 miles

Directions

- 1) From our office head North West on Salisbury Road/A36.
- 2) Continue for approximately 0.5 miles.
- 3) The property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)

120 Salisbury Road Totton SOUTHAMPTON SO40 3LQ	Energy rating D	Valid until: 2 May 2032
		Certificate number: 2632-2925-5100-0477-5206

Property type	Detached bungalow
Total floor area	100 square metres

Rules on letting this property

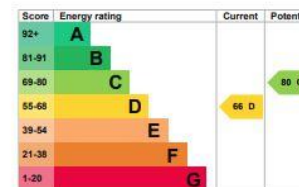
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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.



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.

