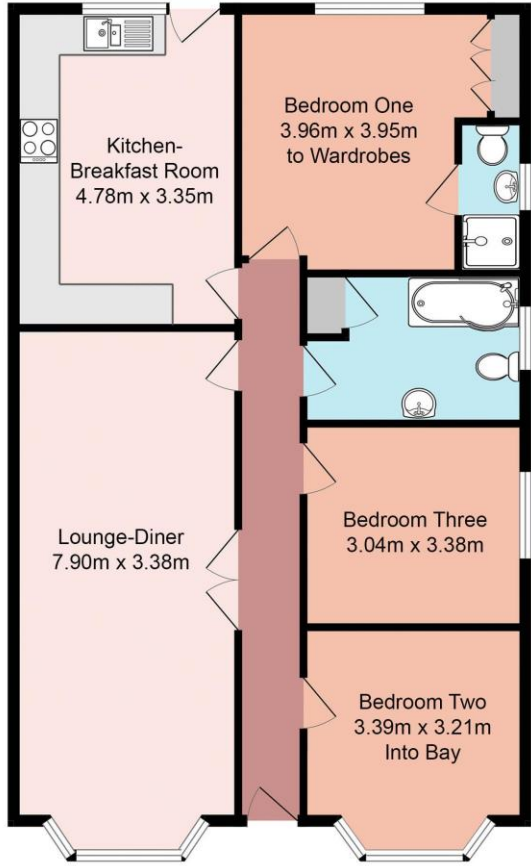




120, Salisbury Road, Totton, SO40 3LQ
£435,000

brantons



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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

