

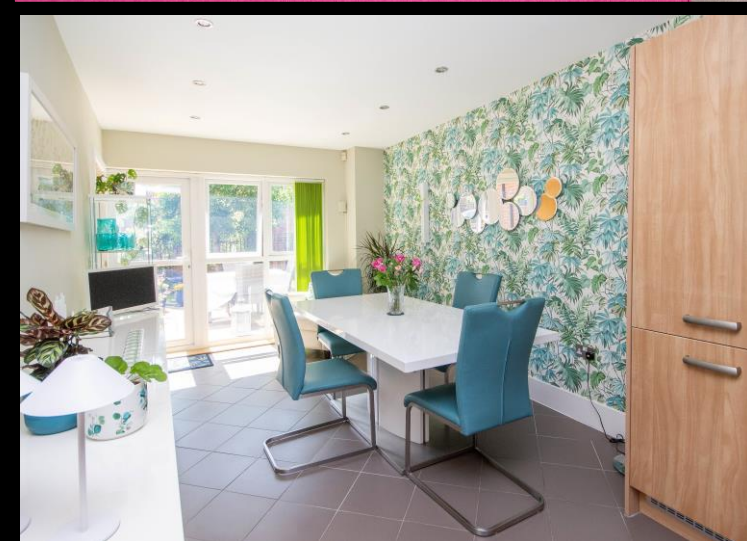


37, Brunswick Place, Totton, SO40 8AJ
£450,000

brantons

Features

- Spacious & Versatile Town House Constructed Circa 2012
- Four Bedrooms with Fitted Wardrobes, Balcony & En-suite to Master
- Spacious Lounge with Triple Aspect Windows & Balcony
- Modern Kitchen-Diner & Separate Utility Room
- Downstairs W.C
- Shower Room and Additional Jack & Jill Style Bathroom
- Enclosed Rear Garden
- Gated Off Road Parking Leading to Larger than Average Garage
- Fantastic Views Overlooking Cricket Ground
- Conveniently Situated Close to Local Amenities



Property

Situated on a modern residential development within central Totton, Brantons Independent Estate Agents are delighted to offer for sale this spacious end of terrace townhouse.

The property was constructed circa 2012 by reputable South Coast builders Linden Homes and the internal accommodation is arranged over three floors. The ground floor consists of a spacious and modern refitted kitchen-diner with integrated appliances, useful utility room with integral access into the garage, and a W.C.

The first floor accommodation is comprised of a sizable lounge with triple aspect windows and a balcony, and there are also two bedrooms, and a modern shower room.

The staircase in turn leads to the second floor which features two double bedrooms that both benefit from the use of fitted wardrobes and access into en-suite facilities. The master bedroom also enjoys a front aspect balcony with a fantastic view onto the cricket field making it an ideal spot to enjoy during the summer months. The landing also provides 'Jack & Jill' style access into the second bedroom's en-suite bathroom.

At the rear aspect is gated driveway parking that leads to a larger than average garage with electric roller door, and there is also a partially walled private courtyard style garden with lawn and patio seating area.

The current owners have the property immaculately presented throughout and as a result of this Brantons highly advise viewing to avoid any later disappointment.

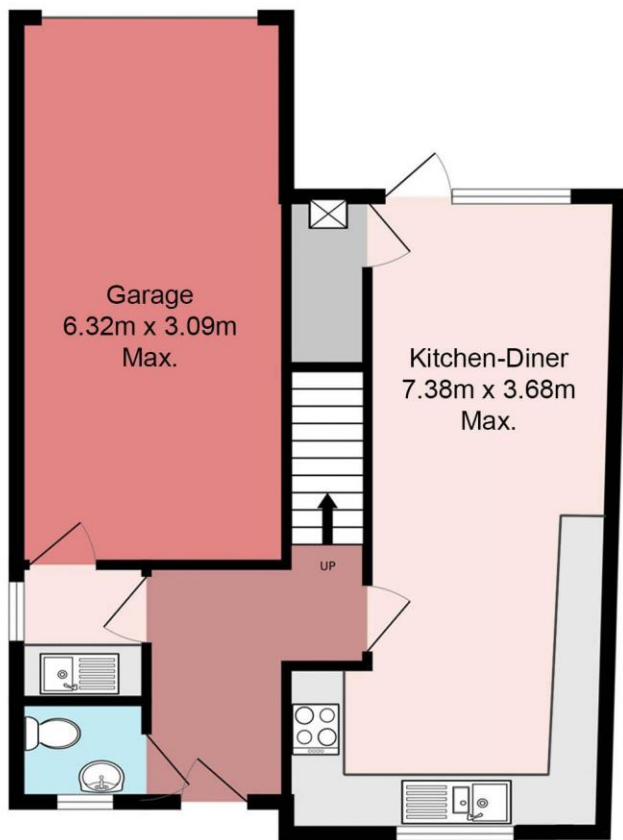


Area

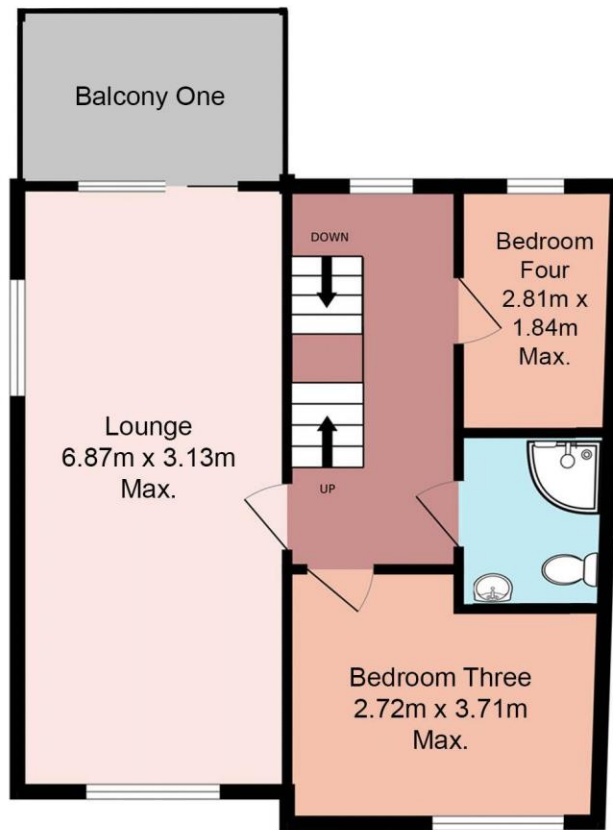
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.

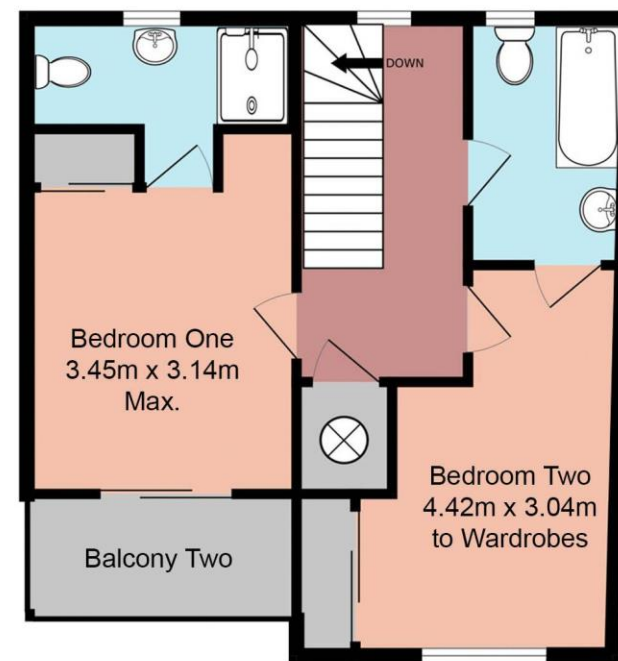




Ground Floor
56.3 sq.m. approx.



1st Floor
56.1 sq.m. approx.



2nd Floor
49.6 sq.m. approx.

Accommodation

Kitchen-Diner 24' 3" x 12' 1" (7.38m x 3.68m) Maximum

Utility Room 5' 2" x 4' 10" (1.57m x 1.47m)

Downstairs W.C 3' 10" x 4' 10" (1.16m x 1.47m)

Lounge 22' 6" x 10' 3" (6.87m x 3.13m) Maximum

Bedroom Three 8' 11" x 12' 2" (2.72m x 3.71m)

Bedroom Four 9' 3" x 6' 0" (2.81m x 1.84m) Maximum

Shower Room 6' 7" x 6' 2" (2.01m x 1.87m)

Bedroom One 11' 4" x 10' 4" (3.45m x 3.14m) Maximum

Bedroom One En-suite 9' 8" x 5' 6" (2.95m x 1.67m) Maximum

Bedroom Two 14' 8" x 10' 0" (4.47m x 3.04m) to Wardrobes

Bathroom/ Bed Two En-suite 9' 5" x 5' 9" (2.88m x 1.75m) Maximum

Garage 20' 9" x 10' 2" (6.32m x 3.09m) Maximum





Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the next roundabout continue straight across. 4) Continue on Ringwood Road for approximately 0.4 miles. 5) Take the second left into Southern Gardens and follow the road into Bramtoco Way. 6) Brunswick Place will be found on the left hand side.

Distances

Motorway: 1.6 miles
 Southampton Airport: 8.9 miles
 Southampton City Centre: 4.8 miles
 New Forest Park Boundary: 1.3 miles
 Train Stations
 Ashurst: 3.9 miles
 Totton: 0.9 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Lydlynch
 Junior: Abbotswood
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

37 Brunswick Place
 Totton
 SOUTHAMPTON
 SO40 8AJ

Energy rating
C

Valid until: 9 April 2034
 Certificate number: 0213-3036-2204-3774-7200

Property type

End-terrace house

Total floor area

131 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.

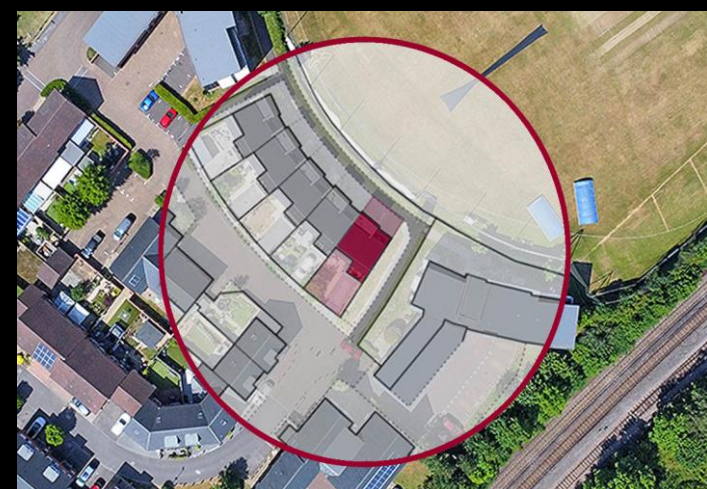
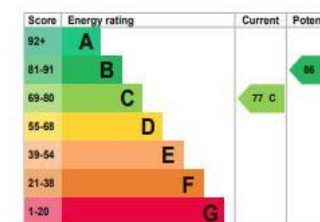
[See how to improve this property's energy efficiency.](#)

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





The Property
Ombudsman

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