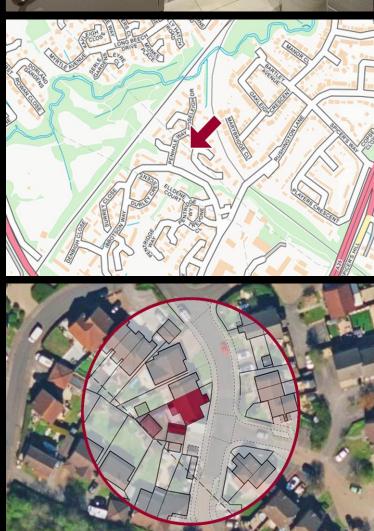


3, Roseleigh Drive, Totton, SO40 7JY £475,000

brantons







Accommodation		Directions	
Lounge 16' 1'' x 10' 8'' (4.89m x 3.26m) Kitchen-Diner 25' 5'' x 14' 2'' (7.75m x 4.31m) Maximum Snug 6' 6'' x 11' 3'' (1.98m x 3.43m) Downstairs W.C 6' 6'' x 2' 7'' (1.99m x 0.79m) Bedroom One 16' 2'' x 10' 9'' (4.92m x 3.28m) Bedroom Two 8' 6'' x 14' 3'' (2.60m x 4.35m) Bedroom Three 10' 2'' x 7' 10'' (3.09m x 2.38m)	Bedroom Four 7' 0" x 6' 2" (2.13m x 1.88m) Garage 8' 7" x 17' 5" (2.62m x 5.32m) Bathroom 6' 2" x 7' 9" (1.87m x 2.36m) Maximum	then immediately right on to E right into Rose Road. Take th Road. Join the A35 and at the exit onto the A35 travelling ea Rushington Ave. Turn left into	e second right into Bartram e roundabout take the third ast. Take the first left into
Property		Energy Performance	
Brantons Independent Estate Agents are delighted to offer to the market this spacious and extended end of terrace family home situated in the highly sought after location of Ashurst Bridge. The ground floor layout is comprised of; a sizable lounge with dual aspect windows, impressive open-plan kitchen-diner with integrated appliances and central preperation island, snug with French doors and built in storage, and from the hallway there is also a W.C. The first floor accommodation consists of four bedrooms with a defining master and from the landing there is a contemporary family bathroom. The front of the property provides off road parking that leads to a detached garage with 'up and over door'. At the rear is the 'lifestyle' garden that is laid to low maintenance artificial lawn and patio seating area, and there is also a large, covered seating area which is ideal for al-fresco dining and entertaining during the summer months. The current owners have presented the property to a high standard of decorative order throughout which would allow any potential purchaser the ability to move straight in. Brantons highly advise booking an early viewing to avoid any later disappointment.		Стеку реготолало с селетало СССССССССССССССССССССССССССССССССССС	e (EPC) - Find an energy certificate - GOVUK
 Substandial Extended Family Home Four Bedrooms with Defining Master Contemporary Family Bathroom 			
 Spacious Lounge with Dual Aspect Windows Driveway Parking Leading to Detached Garage 		Total floor area	
Impressive Open-Plan Kitchen-Diner Low Maintenance 'Lifestyle' Garden with Artificial Lawn &		Rules on letting this property	
Family Room/ Snug with French Doors Covered Seating Area		Properties can be repled if w have a unergy rating from A to	E.
Information	Distances	If the property, the F [G, h,	tion has been registered. You can read guidance for landlords omestic-private-rented-property-minimum-energy-efficiency-
Local Authority: New Forest District Council	Motorway: 2.7 miles	Energy Ecieptorating for this property	
Council Tax Band: C Southampton Airport: 10.0 miles		See how to improve this property's energy performance.	
Tenure Type: Freehold Southampton City Centre: 5.9 miles			
School Catchments Infant: Foxhills	New Forest Park Boundary: 0.9 miles		
Junior: Foxhills Senior: Hounsdown	Train Stations Ashurst: 2.4 miles Totton: 2.2 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

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

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