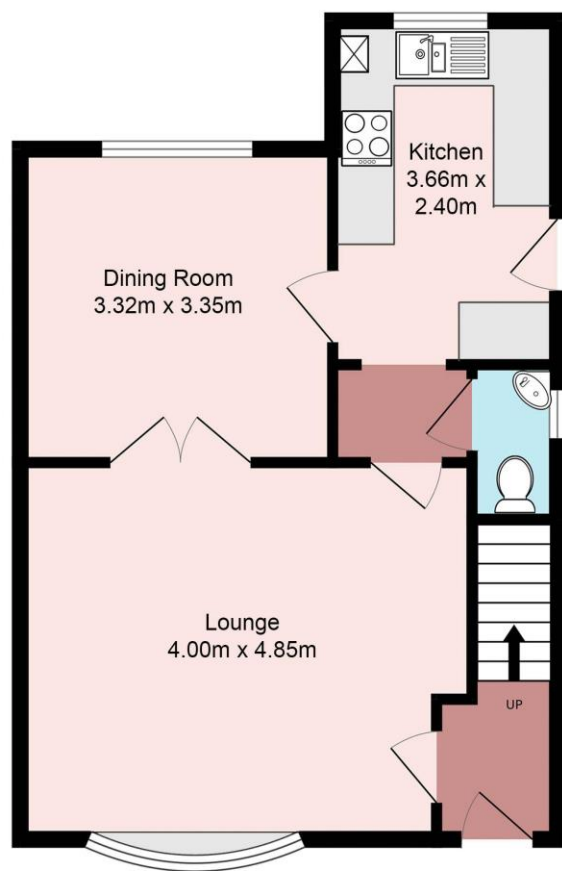




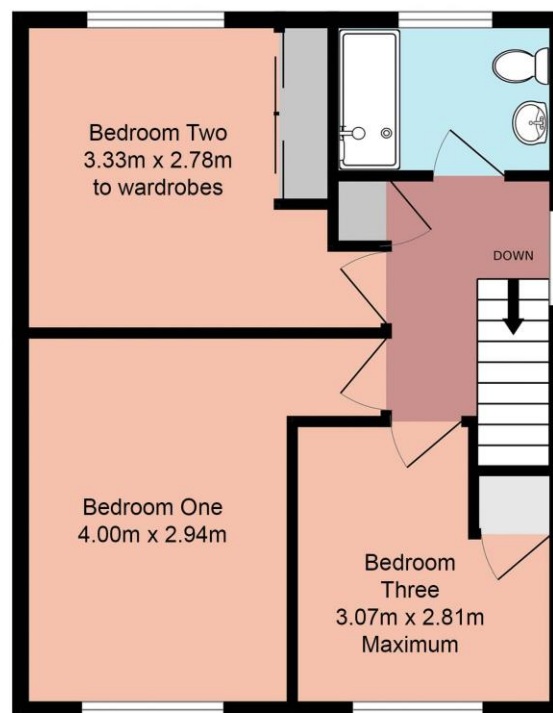
20, Nutsey Avenue, Totton, SO40 3NA  
£385,000

**brantons**

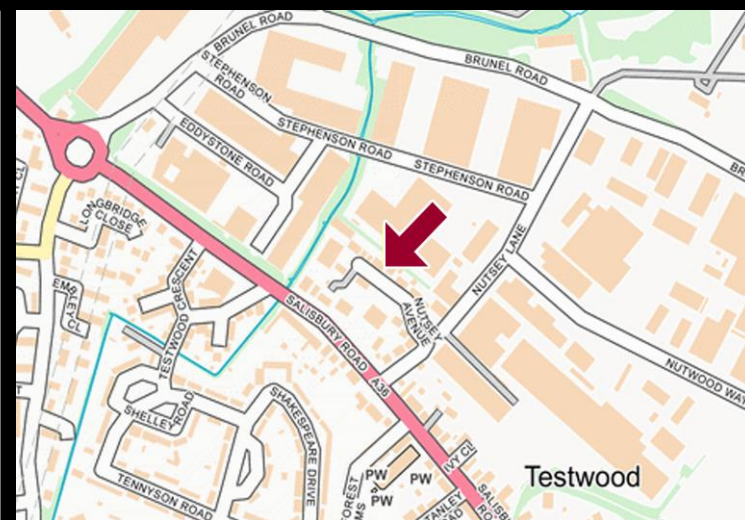




Ground Floor  
45.9 sq.m. approx.



1st Floor  
42.2 sq.m. approx.



Accommodation	
Lounge	13' 1" x 15' 11" (4.00m x 4.85m)
Dining Room	10' 11" x 11' 0" (3.32m x 3.35m)
Kitchen	12' 0" x 7' 10" (3.66m x 2.40m)
Downstairs W.C	5' 4" x 2' 11" (1.63m x 0.89m)
Bedroom One	13' 1" x 9' 8" (4.00m x 2.94m)
Bedroom Two	10' 11" x 9' 1" (3.33m x 2.78m) to wardrobes
Bedroom Three	10' 1" x 9' 3" (3.07m x 2.81m) Maximum
Shower Room	5' 5" x 7' 9" (1.65m x 2.37m)
Garage	17' 0" x 8' 4" (5.17m x 2.54m)

Property
<p>Situated in a quiet cul-de-sac location within a preferred residential area of Totton; Brantons Independent Estate Agents are pleased to offer for sale this attractive detached family residence.</p> <p>The ground floor accommodation is comprised of a spacious lounge, dining room with French doors, kitchen and a W.C. Upstairs consists of three generously proportioned bedrooms and a shower room. Additional features of the property include driveway parking that leads via gates to a detached garage and to the rear there is also a private low maintenance garden that is laid to patio seating and artificial lawn.</p> <p>The garden enjoys a wonderful sense of privacy and seclusion and looks onto a pleasant leafy backdrop. Brantons advise that viewing will be essential to appreciate the location and accommodation this property has to offer.</p>

Features
<div><ul style="list-style-type: none"><li>Attractive Detached Family Residence</li><li>Three Generous Bedrooms</li><li>Spacious Lounge</li><li>Dining Room with French Doors</li><li>Kitchen with External Glazed Door</li></ul></div> <div><ul style="list-style-type: none"><li>Downstairs W.C</li><li>Shower Room</li><li>Driveway Parking</li><li>Detached Garage</li><li>Private Low Maintenance Rear Garden</li></ul></div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 2.0 miles
Council Tax Band: D	Southampton Airport: 9.9 miles
Tenure Type: Freehold	Southampton City Centre: 5.2 miles
School Catchments	New Forest Park Boundary: 1.1 miles
Infant: Oakfield	Train Stations
Junior: Oakfield	Ashurst: 4.5 miles
Senior: Testwood	Totton: 1.6 miles

Directions
<p>1) From our office head north west on Salisbury Road/A36, and continue for approximately one mile. 2) Turn right onto Nutsey Lane. 3) Turn left into Nutsey Avenue.</p>

Energy Performance

Energy performance certificate (EPC)

20 Nutsey Avenue Totton SOUTHAMPTON SO40 3NA	Energy rating <b>C</b>	Valid until: 16 March 2035
		Certificate number: 2478-1902-1211-9020-7689

Property type	Detached house
Total floor area	91 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



