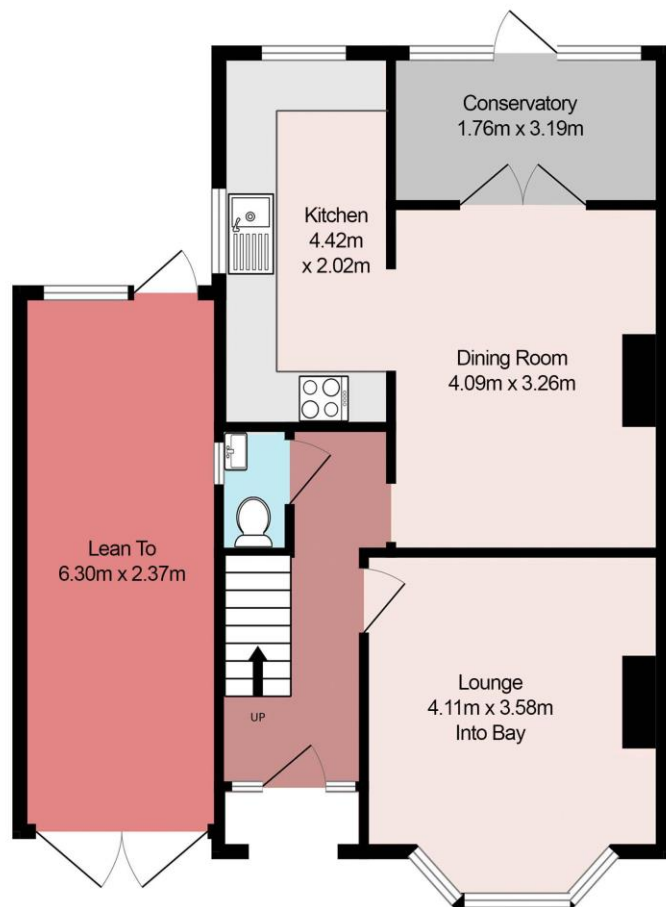


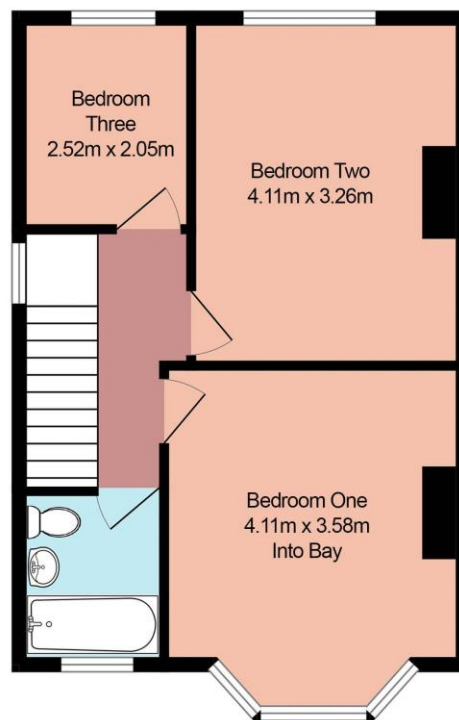


17, Rushington Avenue, Totton, SO40 9DD
£385,000

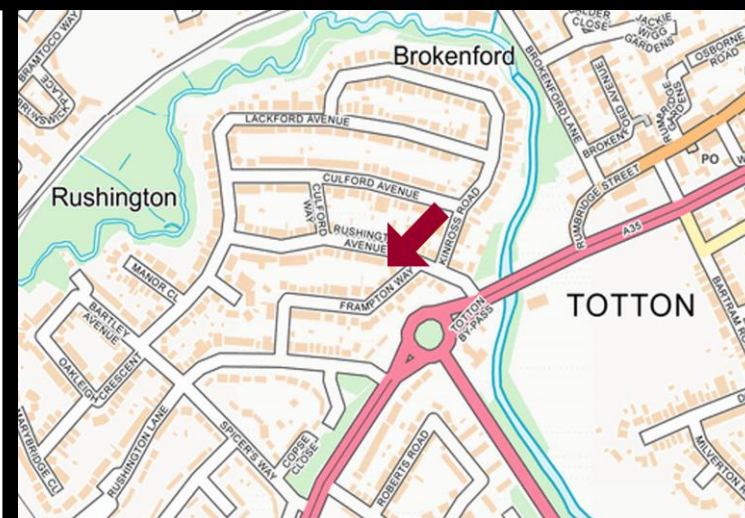
brantons



Ground Floor
65.5 sq.m. approx.



1st Floor
40.8 sq.m. approx.



Accommodation

Lounge13' 6" x 11' 9" (4.11m x 3.58m) Into Bay

Dining Room13' 5" x 10' 8" (4.09m x 3.26m)

Kitchen14' 6" x 6' 8" (4.42m x 2.02m)

Garage20' 8" x 7' 9" (6.30m x 2.37m)

Downstairs W.C4' 8" x 2' 6" (1.43m x 0.77m)

Hall15' 1" x 5' 8" (4.59m x 1.73m)

Conservatory5' 9" x 10' 6" (1.76m x 3.19m)

Bedroom One13' 6" x 11' 9" (4.11m x 3.58m) Into Bay

Bedroom Two13' 6" x 10' 8" (4.11m x 3.26m)

Bedroom Three8' 3" x 6' 9" (2.52m x 2.05m)

Bathroom5' 8" x 6' 10" (1.73m x 2.09m)

Property

Brantons Independent Estate Agents are delighted to present to the market this charming semi-detached family home situated in the highly regarded residential area of Rushington. The ground floor layout begins with an entrance hall that in turn leads to; a spacious lounge with bay window, dining room with French doors, partially open-plan modern kitchen, and a conservatory to the rear aspect. From the hall, there is also a W.C, and storage cupboard. The first floor accommodation consists of three bedrooms with bedrooms one and two being generous double rooms and from the landing is a contemporary family bathroom.

To the front of the property is block paved driveway parking and at the side aspect is a useful lead to with double gates. At the rear of the property is a low maintenance, enclosed garden. Brantons suggest booking an early viewing to fully appreciate the location and accommodation, and avoid any later disappointment.

Features

- Charming Semi-Detached Family Home
- Three Bedrooms
- Lounge with Bay Window
- Spacious Dining Room
- Modern Open-Plan Kitchen

- Conservatory
- Contemporary Family Bathroom
- Block Paved Driveway Parking
- Enclosed, Low Maintenance Rear Garden
- Highly Sought After Residential Area

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 1.4 miles

Southampton Airport: 8.7 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 1.5 miles

Train Stations

Ashurst: 2.8 miles

Totton: 0.9 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 traveling east. Take the first left into Rushington Ave. The property will be found on the left hand side identified.

Energy Performance

Energy performance certificate (EPC)

17, Rushington Avenue
Totton
SOUTHAMPTON
SO40 3DD

Energy rating
D

Valid until: 19 August 2030
Certificate number: 8210-7628-7330-1120-3222

Property type: Semi-detached house
Total floor area: 92 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.](#)

Score | Energy rating

92+
81-91
69-80
55-68
39-54
21-38
1-20

A
B
C
D
E
F
G

Current

Potential


80 C

59 D

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

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.

