

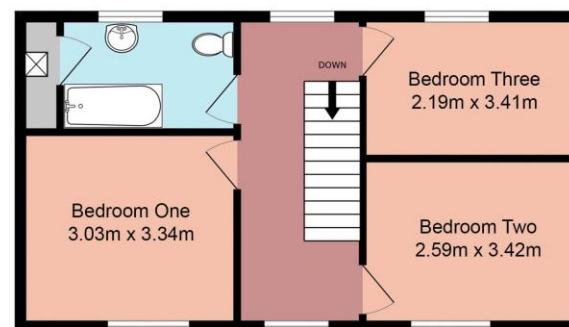


10, Marybridge Close, Totton, SO40 9AQ
Guide Price £350,000

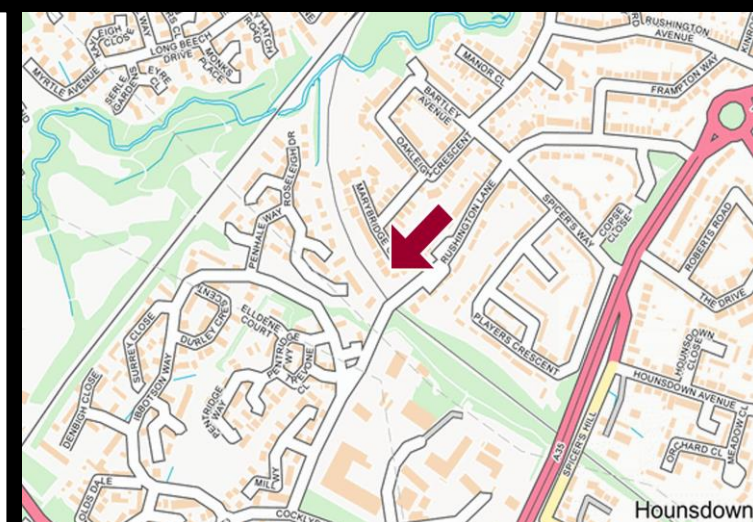
brantons



Ground Floor
71.6 sq.m. approx.



1st Floor
42.2 sq.m. approx.



Accommodation	
Hall	13' 4" x 6' 10" (4.06m x 2.09m)
Lounge	20' 2" x 11' 3" (6.14m x 3.42m)
Dining Room	14' 3" x 10' 3" (4.34m x 3.12m) Into Bay
Kitchen	7' 9" x 17' 7" (2.35m x 5.35m)
Bedroom One	9' 11" x 10' 11" (3.03m x 3.34m)
Bedroom Two	8' 6" x 11' 3" (2.59m x 3.42m)
Bedroom Three	7' 2" x 11' 2" (2.19m x 3.41m)
Bathroom	5' 8" x 8' 11" (1.73m x 2.73m)
Garage	18' 7" x 9' 0" (5.66m x 2.75m)

Property
Brantons Independent Estate Agents are delighted to present to the market this detached chalet bungalow situated in a cul-de-sac within the ever sought after residential area of Rushington. The ground floor layout consists of an entrance porch and hallway, which in turn lead to a spacious lounge with French doors, dining room with bay window, and a kitchen. The first floor consists of three bedrooms and a family bathroom. To the front of the property is driveway parking with a side aspect garage (roof replaced 2024) and at the rear of the property is a generous and established garden. The garden is mainly laid to lawn and enjoys a good degree of privacy and seclusion. The property also benefits from a Worcester combi boiler that was installed in 2025. No forward chain is offered and Brantons advise calling to book a viewing at the earliest opportunity as strong interest is anticipated. AGENTS NOTES; The property is in need of renovation and we ask that all prospective purchasers consider the cost implications of this before arranging a viewing. Viewing is strictly by appointment only.

Features
<div><ul style="list-style-type: none">*NO FORWARD CHAIN*Detached Chalet BungalowThree Generous Double BedroomsSpacious LoungeDining Room</div> <div><ul style="list-style-type: none">KitchenBathroomDriveway Parking & Garage (Roof Replaced 2024)Large Fan Shaped Plot & Established Rear GardenHighly Regarded Residential Cul-de-sac Location</div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.7 miles
Council Tax Band: D	Southampton Airport: 9.0 miles
Tenure Type: Freehold	Southampton City Centre: 5.0 miles
School Catchments	New Forest Park Boundary: 0.8 miles
Infant: Eling	Train Stations
Junior: Foxhills	Ashurst: 2.8 miles
Senior: Hounsdown	Totton: 1.1 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 on to 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 into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave. Turn left into Lackford Ave and continue on until you come to Marybridge Close.

Energy Performance

Energy performance certificate (EPC)

10 Marybridge Close Totton SOUTHAMPTON SO40 3AQ	Energy rating E	Valid until: 17 July 2035 Certificate number: 9634-3052-3203-3206-6204
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Property type	Detached bungalow
Total floor area	98 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 E. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 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

