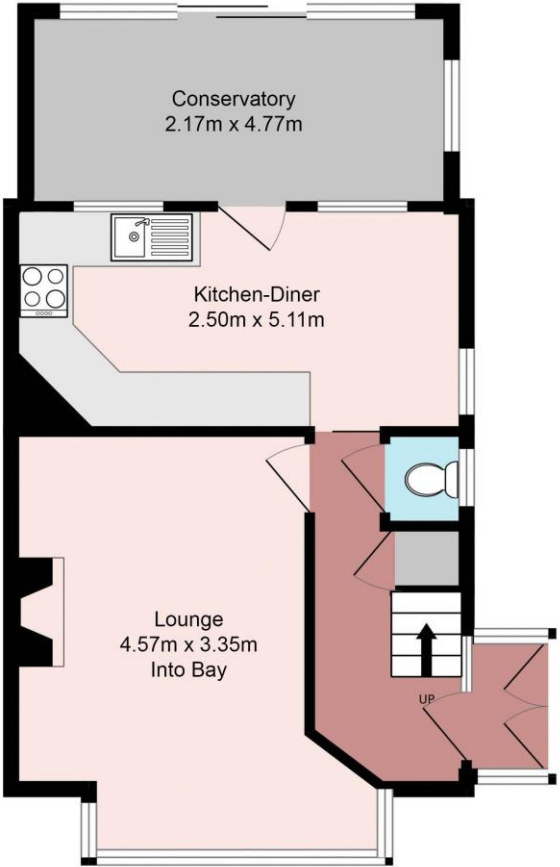


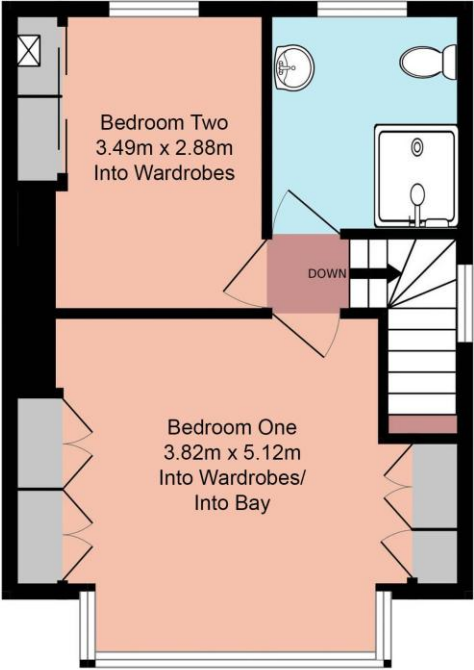


25, Ewell Way, Totton, SO40 3PQ
£200,000

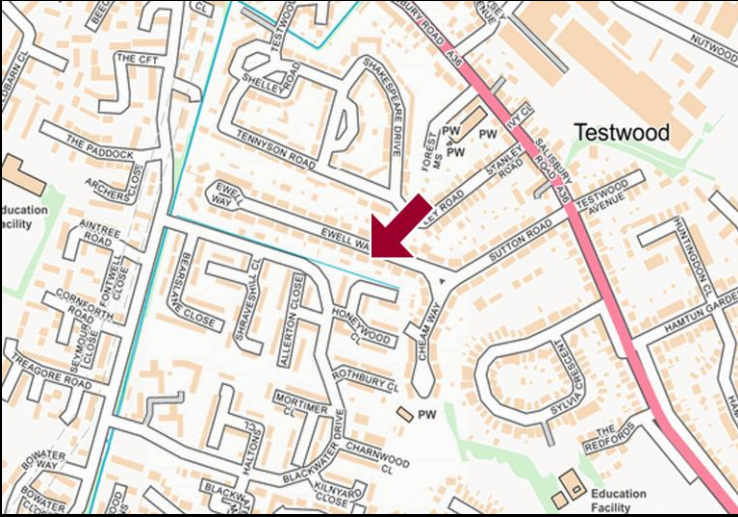
brantons



Ground Floor
46.7 sq.m. approx.



1st Floor
34.8 sq.m. approx.



Accommodation
Lounge 15' 0" x 11' 0" (4.57m x 3.35m)
Kitchen-Diner 8' 2" x 16' 9" (2.50m x 5.11m)
Conservatory 7' 1" x 15' 8" (2.17m x 4.77m)
Downstairs W.C 2' 7" x 2' 7" (0.78m x 0.78m)
Bedroom One 12' 6" x 16' 10" (3.82m x 5.12m) Plus Wardrobes/ Into Bay
Bedroom Two 11' 5" x 9' 5" (3.49m x 2.88m) Into Wardrobes
Shower Room 8' 3" x 7' 0" (2.51m x 2.13m)

Property
Situated in a popular residential road within Totton, Brantons are pleased to present for sale this surprisingly spacious end of terrace house. The ground floor layout is comprised of an entrance porch, hall with W.C, lounge with feature fireplace, open-plan kitchen-diner and conservatory.
The first floor consists of two bedrooms both benefiting from the use of built-in wardrobes and there is also a shower room. Additional benefits of the property include driveway parking, large garage with rear access, and potential for additional parking. The garden benefits from a good degree of privacy and a patio seating area. In our opinion this property would make an ideal first purchase or rental investment. An early viewing comes highly recommended to avoid any later disappointment.

Features
NO FORWARD CHAIN - End of Terrace Home - Two Double Bedrooms - Lounge With Bay Window - Kitchen-Diner - Conservatory - Shower Room - Front Driveway & Garage to Rear - Rear Access & Potential Additional Parking - Enclosed Rear Garden

Information
Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments Infant: Oakwood Junior: Oakwood Senior: Testwood

Distances
Motorway: 1.9 miles
Southampton Airport: 10.2 miles
Southampton City Centre: 5.2 miles
New Forest Park Boundary: 1.4 miles
Train Stations Ashurst: 4.5 miles Totton: 1.4 miles

Directions
1) From our office head North on Salisbury Road A/36. 2) Continue on for approximately 0.5 Miles. 3) Take the seventh left into Sutton Road. 4) Turn right into Ewell Way. The property will be found on the left hand side.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Totton SOUTHAMPTON Energy rating Valid until Certificate number Property type Total floor area Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency (EPC) standards for private rented properties. Energy efficiency rating for this property See how to improve this property's energy performance. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

