



32, Bearslane Close, Totton, SO40 2FF
£275,000



Accommodation

Lounge 10' 10" x 15' 4" (3.29m x 4.67m)

Kitchen-Diner 10' 4" x 15' 3" (3.16m x 4.66m)

Bathroom 6' 8" x 6' 11" (2.04m x 2.10m)

Bedroom Two 11' 10" x 10' 8" (3.60m x 3.25m)

Bedroom One 9' 8" x 14' 7" (2.94m x 4.45m)

Bedroom Three 11' 9" x 10' 10" (3.57m x 3.30m) Max

Garage 13' 5" x 8' 1" (4.10m x 2.46m) Plus Storage

Property

Brantons Independent Estate Agents are delighted to offer for sale this surprisingly spacious end of terrace family home situated in the ever popular residential area of Calmore. The ground floor layout is comprised of a sizable lounge, modern kitchen with dining area and from the hall there is a large storage cupboard, and a W.C.

The first floor accommodation consists of three generously proportioned bedrooms, all of which can accommodate double beds, and there is also a family bathroom. Additional benefits of the property include a garage which has been partially converted to provide storage space, off road parking and an enclosed rear garden that is largely low maintenance. Brantons advise an early viewing will be necessary to avoid any later disappointment.

Features

- Terraced Family Home
- Three Generous Bedrooms
- Spacious Lounge
- Modern Kitchen With Dining Area
- Downstairs W.C.
- Bathroom
- Garage
- Off Road Parking
- Low Maintenance Rear Garden
- Popular Residential Area

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: Calmore

Junior: Calmore

Senior: Testwood

Distances

Motorway: 2.0 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 6.1 miles

New Forest Park Boundary: 5.3 miles

Train Stations Ashurst: 1.1 miles

Totton: 2.1 miles

Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit onto Calmore Drive and take the second left hand turn to continue on Calmore drive. 3) Turn left into Blackwater drive. 4) Turn right into Bearslane Close.

Energy Performance

Energy performance certificate (EPC)

32 Bearslane Close Totton SOUTHAMPTON SO40 2FF	Energy rating C	Valid until: 27 April 2035 Certificate number: 0300-2758-3440-2625-4945
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Property type: Mid-terrace house
Total floor area: 88 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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