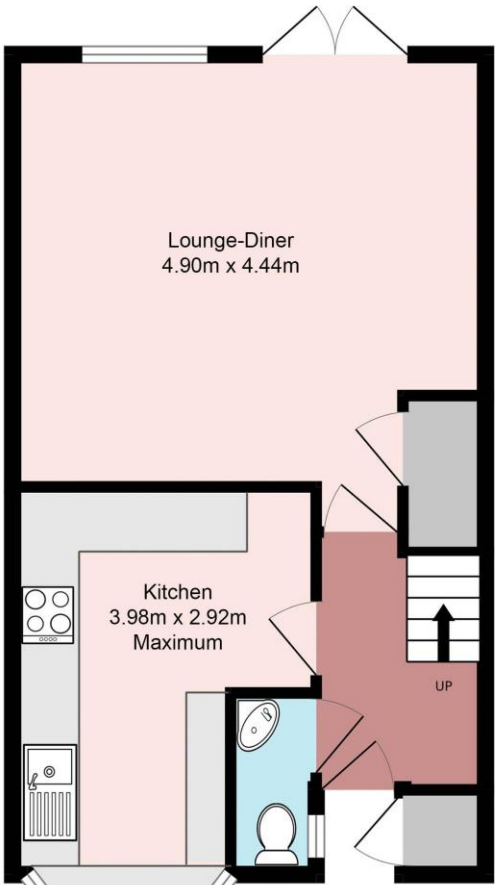


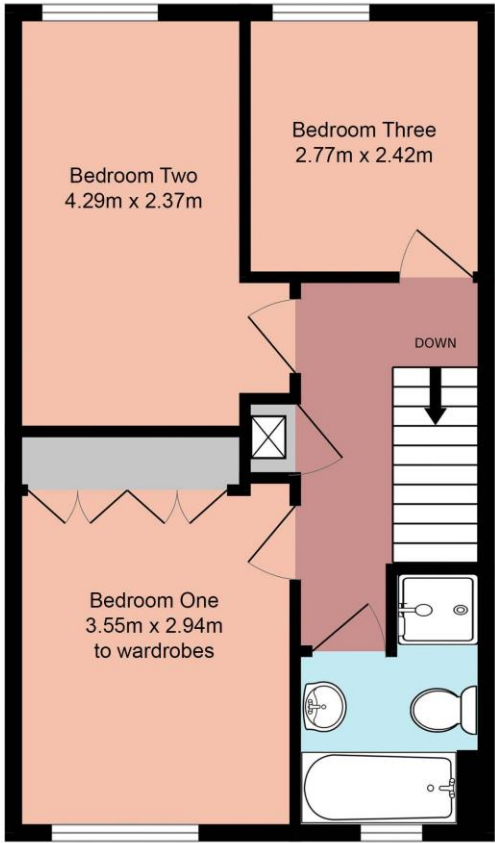


2, Southern Gardens, Totton, SO40 8RW
£325,000

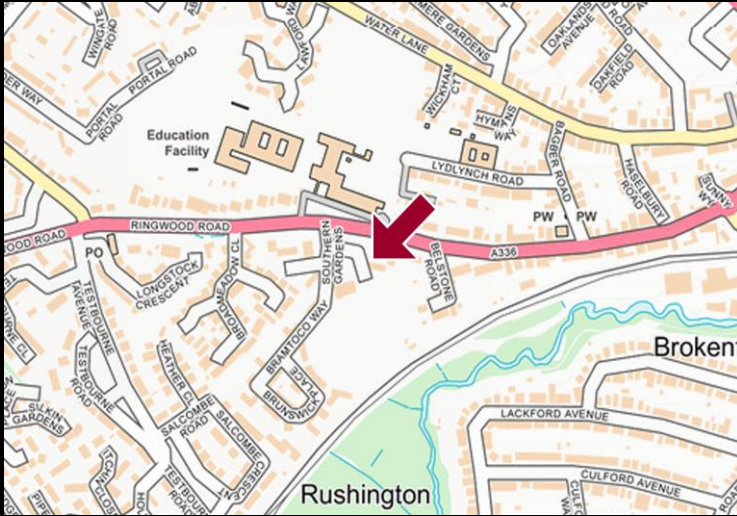
brantons



Ground Floor
41.7 sq.m. approx.



1st Floor
41.5 sq.m. approx.



Accommodation	
Lounge-Diner	16' 1" x 14' 7" (4.90m x 4.44m)
Kitchen	13' 1" x 9' 7" (3.98m x 2.92m)
Downstairs W.C	6' 1" x 2' 8" (1.85m x 0.82m)
Hall	8' 2" x 5' 9" (2.49m x 1.76m)
Bedroom One	11' 8" x 9' 8" (3.55m x 2.94m) to Wardrobes
Bedroom Two	14' 1" x 7' 9" (4.29m x 2.37m)
Bedroom Three	9' 1" x 7' 11" (2.77m x 2.42m)
Bathroom	6' 4" x 6' 1" (1.93m x 1.86m) into Bay

Property

Brantons are pleased to present for sale this charming mid-terrace family home situated in a quiet tucked away cul-de-sac overlooking an open green space. The ground floor accommodation consists of a spacious lounge-diner with French doors, modern kitchen and W.C. The first floor is comprised of three generous bedrooms and a four piece family bathroom.

Additional features of the property include a garage in a near by block and low maintenance garden with two decked seating areas and gated rear access. In our opinion the property is presented to a good standard of decorative order thus allowing any potential purchaser the ability to move straight in. No forward chain is offered and Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary.

Features	
NO FORWARD CHAIN	Downstairs W.C
Charming Mid-Terrace Family Home	Four Piece Family Bathroom
Three Bedrooms	Garage In Nearby Block
Spacious Lounge-Diner	Enclosed Rear Garden
Contemporary Kitchen	Pleasant Outlook Over Green Area

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

Distances	
Motorway: 1.6 miles	
Southampton Airport: 8.9 miles	
Southampton City Centre: 5.0 miles	
New Forest Park Boundary: 1.1 miles	
Train Stations	Ashurst: 3.7 miles
	Totton: 1.0 miles

Directions

- 1) From our office head South on Salisbury Road/A36.
- 2) At the roundabout take the third exit onto Ringwood Road/A336.
- 3) At the next roundabout continue straight across.
- 4) Continue on Ringwood Road for approximately 0.4 miles.
- 5) Take the second left into Southern Gardens.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

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 an EPC, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standard \(EPC\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard>).

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>

