

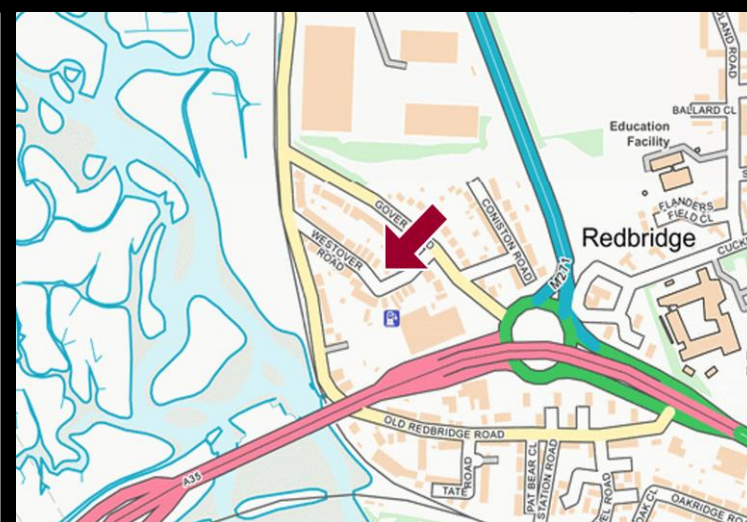


Redbridge
£310,000

brantons



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Accommodation

Lounge 12' 0" x 12' 6" (3.65m x 3.81m)
Conservatory 9' 9" x 22' 9" (2.98m x 6.94m)
Kitchen 11' 11" x 11' 6" (3.64m x 3.50m)
Bedroom One 12' 5" x 12' 8" (3.79m x 3.87m)
Bedroom Two 10' 5" x 9' 4" (3.17m x 2.84m)
Shower Room 6' 5" x 6' 0" (1.95m x 1.82m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this charming detached bungalow situated in a convenient residential location within Redbridge. The accommodation consists of two double bedrooms, lounge with feature fireplace, large UPVC conservatory, kitchen and a shower room. The front of the property provides vehicular hardstanding and at the rear is a sizable garden. The garden is mainly laid to lawn, enjoys a sunny South-Westerly aspect and benefits from a good degree of privacy.

No forward chain is offered, and an early internal inspection will be essential to fully appreciate the location and versatile accommodation. Agents Notes: A garage is situated at the rear of the garden and could be accessed via a dropped kerb from the road. However, this will entail removal of a fence panel and re-commissioning of a driveway.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Double Bedrooms
- Lounge With Feature Fireplace
- Kitchen
- Shower Room
- Large UPVC Conservatory
- Hardstand Vehicle Parking
- Potential For Rear Vehicular Access
- Sizable South-Westerly facing Rear Garden

Information

Local Authority:
Council Tax Band: C
Tenure Type: Freehold
School Catchments
 Infant: Redbridge
 Junior: Redbridge
 Senior: Redbridge

Distances

Motorway: 0.1 miles
Southampton Airport: 7.3 miles
Southampton City Centre: 3.3 miles
New Forest Park Boundary: 2.6 miles
Train Stations
 Ashurst: 3.4 miles
 Totton: 0.8 miles

Directions

- 1) Head east on Salisbury Road/A36 toward Library Road.
- 2) Take the ramp onto Redbridge Flyover/A35.
- 3) Take the M271 ramp.
- 4) At the roundabout, take the first exit onto Gover Road. You will find the property on the corner of Westover Road identified by our For Sale board.

Energy Performance

Energy Performance Certificate



Dwelling type:
Date of assessment:
Date of certificate:

Reference number:
Type of assessment:
Total floor area:

Use this document to:

- Compare different ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£		
Over 3 years you could save	£		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£	£	 You could save £ over 3 years
Heating	£	£	
Hot Water	£	£	
Totals	£	£	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like fridges, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient - higher running costs

Current

Potential

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more energy efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)			
2 Low energy lighting for all fixed outlets			
3 Solar water heating			

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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