

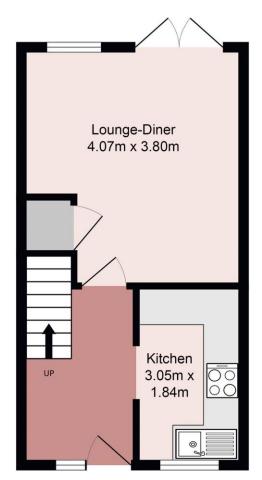
3, Pentridge Way, Totton, SO40 7QF £269,950

brantons

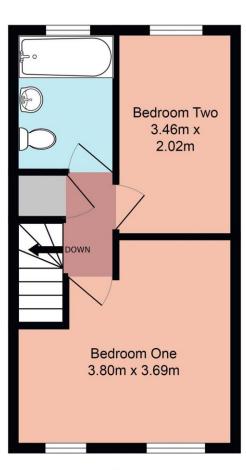








Ground Floor 27.1 sq.m. approx.



1st Floor 27.1 sq.m. approx.





### Accommodation

Lounge-Diner 13' 4" x 12' 6" (4.07m x 3.80m)

Kitchen 10' 0" x 6' 0" (3.05m x 1.84m)

Bedroom One 12' 6" x 12' 1" (3.80m x 3.69m)

Bedroom Two 11' 4" x 6' 8" (3.46m x 2.02m)

Bathroom 6' 2" x 7' 11" (1.89m x 2.41m)

Garage 16' 6" x 7' 10" (5.03m x 2.39m)

### Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout continue straight across. Take the first left onto Rushington Lane. Follow road until it becomes lbbotson Way. Take the first left onto Pentridge Way.

## **Property**

Situated in the much sought after residential area of Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer for sale this modern terraced house.

The accommodation is comprised of two bedrooms, a lounge-diner with French doors.

Additional features of the property include driveway parking leading to a garage and a South Westerly facing rear garden that benefits from a good degree of privacy. The garden is mainly laid to lawn with patio seating area. This quiet cul-de-sac location is set within the requested Foxhills-Hounsdown school catchments and as a result of this, an early viewing will be necessary as strong interest is anticipated.

## **Features**

- \*NO FORWARD CHAIN\*
- Mid-Terrace House
- Two Bedrooms
- Lounge-Diner With French Doors
- Kitchen

- Bathroom
- Garage
- Driveway Parking
- Enclosed Rear Garden
- Popular Residential Location

## Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: Foxbills

Junior: Foxhills

Senior: Hounsdown

#### **Distances**

Motorway: 2.5 miles

Southampton Airport: 9.8 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.8 miles

Train Stations Ashurst: 2.2 miles

Totton: 2.0 miles

## **Energy Performance**

https://find-energy-certificate.digital.communities.gov.uk/energy-certifical

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

# Energy performance certificate (EPC)



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