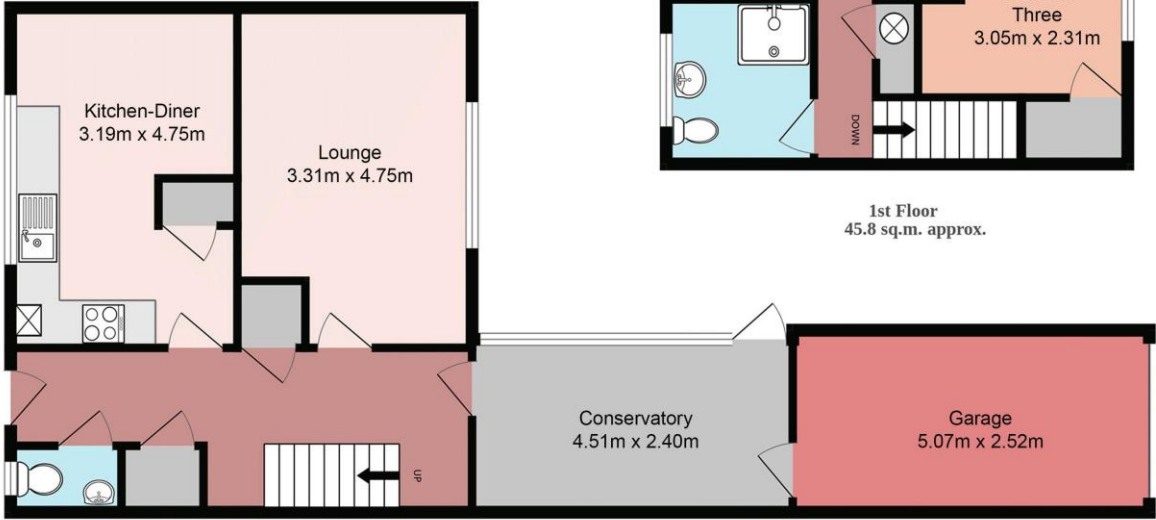
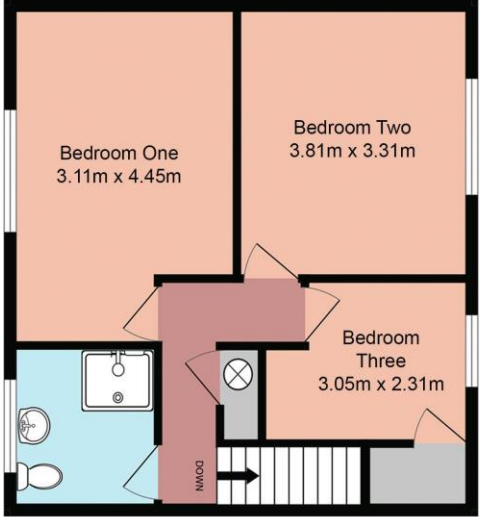




9, Allerton Close, Totton, SO40 2GQ  
£285,000

**brantons**





Accommodation	
Lounge	10' 10" x 15' 7" (3.31m x 4.75m)
Kitchen	10' 6" x 15' 7" (3.19m x 4.75m)
Conservatory	14' 10" x 7' 10" (4.51m x 2.40m)
Bedroom One	10' 2" x 14' 7" (3.11m x 4.45m) Maximum
Bedroom Two	12' 6" x 10' 10" (3.81m x 3.31m)
Bedroom Three	10' 0" x 7' 7" (3.05m x 2.31m)
Shower Room	6' 10" x 7' 4" (2.09m x 2.23m)

Property
Brantons are pleased to offer for sale this end of terrace family home situated in the popular residential area of Calmore. The ground floor layout is comprised of a spacious lounge, sizable kitchen-diner with storage larder, conservatory, and from the hallway there is a W.C, and two large cupboards providing ample storage. The first floor accommodation consists of three bedrooms, and a modern shower room. There is also a further large cupboard accessed via the landing.
Additional features of the property include a garage and an enclosed walled rear garden that is laid to lawn with patio seating area, and timber shed. The garden also benefits from a sunny westerly aspect and gated rear access. No forward chain is offered and as a result of this, and early viewing comes highly recommended.

Features	
<ul style="list-style-type: none"><li>*NO FORWARD CHAIN*</li><li>End of Terrace Family Home</li><li>Three Double Bedrooms</li><li>Spacious Lounge</li><li>Kitchen-Diner</li></ul>	<ul style="list-style-type: none"><li>Downstairs W.C</li><li>Modern Shower Room</li><li>Walled Rear Garden with Lawn, Patio &amp; Timber Shed</li><li>Garage &amp; Off Road Parking</li><li>Popular Residential Location / Ideal For Families</li></ul>

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 on to Calmore Drive, keep left on Calmore drive. 3) Take the second left into Blackwater Drive. 4) You will find Allerton Close on the right hand side.

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



