

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

brantons







Testv





Ground Floor 69.5 sq.m. approx.

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)

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.

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

- *NO FORWARD CHAIN*
- End of Terrace Family Home
- Three Double Bedrooms
- Spacious Lounge
- Kitchen-Diner

- Downstairs W.C
- Modern Shower Room
- Walled Rear Garden with Lawn, Patio & Timber Shed
- Garage & Off Road Parking
- Popular Residential Location / Ideal For Families

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

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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