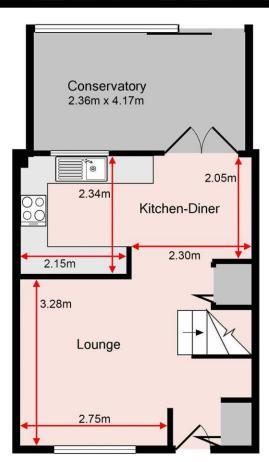


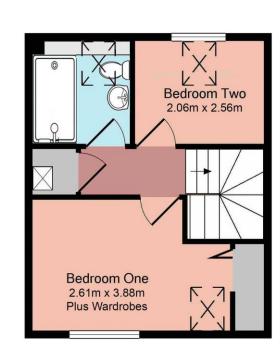
14, Denbigh Close, Totton, SO40 7QD £275,000















Ground Floor

Accommodation

Lounge 10' 9" x 9' 0" (3.28m x 2.75m)

Kitchen-Diner 14' 11" x 7' 8" (4.55m x 2.34m) Maximum

Conservatory 13' 8" x 7' 9" (4.17m x 2.36m)

Bedroom One 12' 9" x 8' 7" (3.88m x 2.61m) Plus Wardobes

Bedroom Two 6' 9" x 8' 5" (2.06m x 2.56m)

Bathroom 6' 9" x 6' 3" (2.05m x 1.90m)

Property

Situated in the sought after residential area of Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer for sale this modern end of terrace house. The ground floor layout is comprised of a lounge with storage cupboards, refitted kitchen with open plan dining area and UPVC conservatory with heat reflective glass making it ideal for use all year round. The first floor consists of two bedrooms, and a contemporary refitted shower room. Additional features of the property include allocated car parking, visitor parking and a South Westerly facing rear garden that is laid to lawn with patio seating area and timber shed. The garden also benefits from a good degree of privacy. In our opinion, the current owners have the property presented to a high standard of decorative order, thus allowing any potential purchaser the ability to move straight in. This quiet cul-de-sac location is set within the requested Foxhills and Hounsdown school catchments and Brantons advise that an early viewing will be necessary as strong interest is anticipated.

Features

- End Of Terrace House
- Lounge
- Refitted Kitchen With Open-Plan Dining Area
- UPVC Conservatory
- Refitted Contemporary Shower Room

- Gas Central Heating
- UPVC Double Glazing
- Allocated Car Parking
- Private South Westerly Facing Rear Garden
- Ideal First Purchase or 'Buy-To-Let' Investment

Information

Local Authority: New Forest District Council

Council Tax Band:

Tenure Type:

School Catchments Infant: Foxhills

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 2.4 miles

Southampton Airport: 9.7 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 2.1 miles

Totton: 1.9 miles

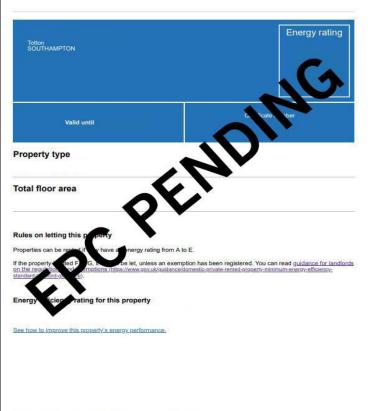
Directions

From our office turn right onto the A36. At the roundabout 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 take the first exit turning left onto Ibbotson Way. Take the second left into Denbigh Close.

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Energy performance certificate (EPC)



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🖔 Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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