

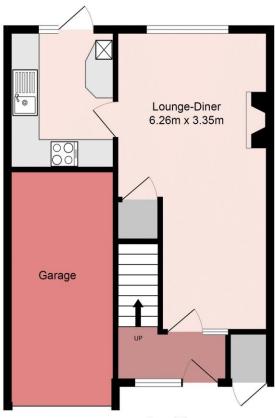
7, Filton Close, Calmore, SO40 2UW £279.950

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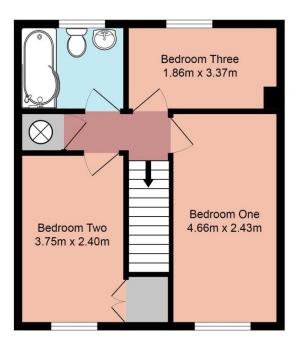








Ground Floor 44.2 sq.m. approx.



1st Floor 37.1 sq.m. approx.





#### Accommodation

Lounge-Diner 20' 6" x 11' 0" (6.26m x 3.35m)

Kitchen 9' 10" x 7' 9" (3.00m x 2.35m)

Bedroom One 15' 3" x 8' 0" (4.66m x 2.43m)

Bedroom Two 12' 4" x 7' 10" (3.75m x 2.40m)

Bedroom Three 6' 1" x 11' 1" (1.86m x 3.37m)

Bathroom 6' 1" x 7' 8" (1.86m x 2.33m)

#### Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit onto Calmore Drive and take the second left hand turn to continue on Calmore Drive. 3) Continue on for approximately 0.7 miles. 4) Take the eighth right into Appletree Close. 5) Turn right into Filton Close.

### **Property**

Brantons Independent Estate Agents are pleased to offer for sale this mid-terrace family home situated in the popular residential area of Calmore. The ground floor accommodation is comprised of a spacious loungediner with feature fireplace, and a kitchen with glazed rear external door. Upstairs consists of three bedrooms and a family bathroom.

Additional features of the property include block paved driveway parking leading to an integral garage with 'up and over' door and at the rear of the property is a private garden which is mainly laid to lawn with gated rear access. The property is situated within walking distance of schools and local amenities. No forward chain is offered and an early internal inspection is essential to fully appreciate the location and accommodation on offer.

#### **Features**

- \*NO FORWARD CHAIN\*
- Mid-Terrace Family Home
- Three Bedrooms
- Lounge-Diner
- Kitchen

- Bathroom
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden
- Cul-de-sac Location

#### Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: Calmore

Junior: Calmore

Senior: Testwood

## Distances

Motorway: 2.2 miles

Southampton Airport: 10.1 miles

Southampton City Centre: 6.2 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 5.0 miles

Totton: 2.4 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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