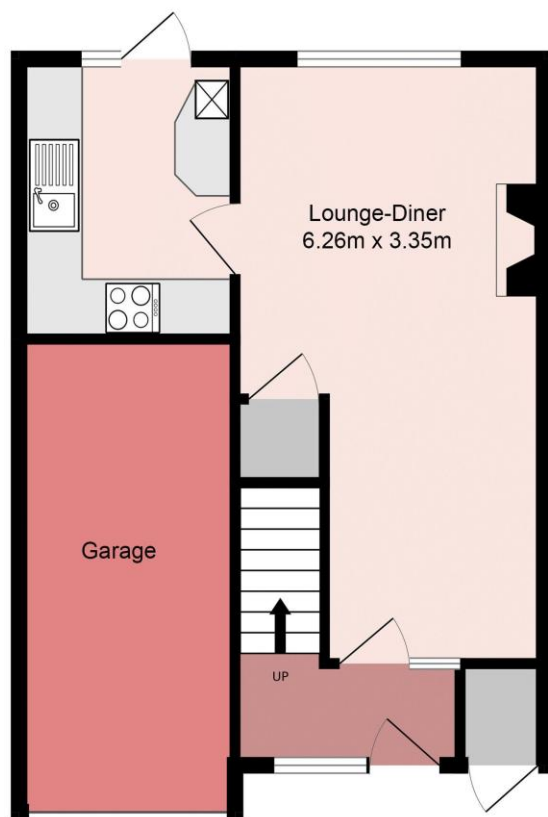


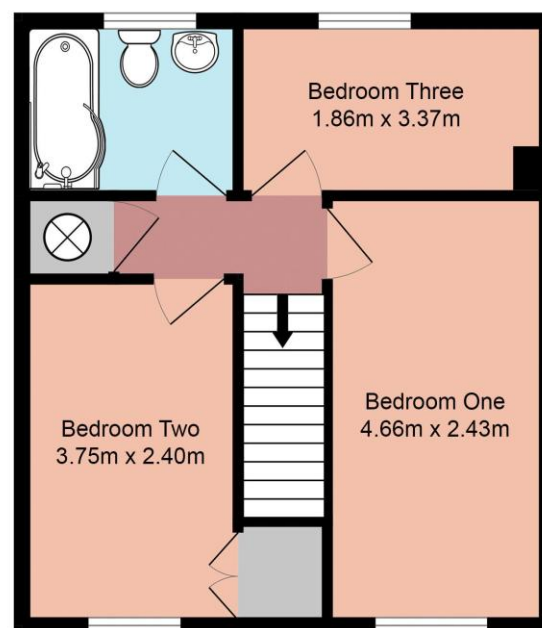


7, Filton Close, Calmore, SO40 2UW
£279,950

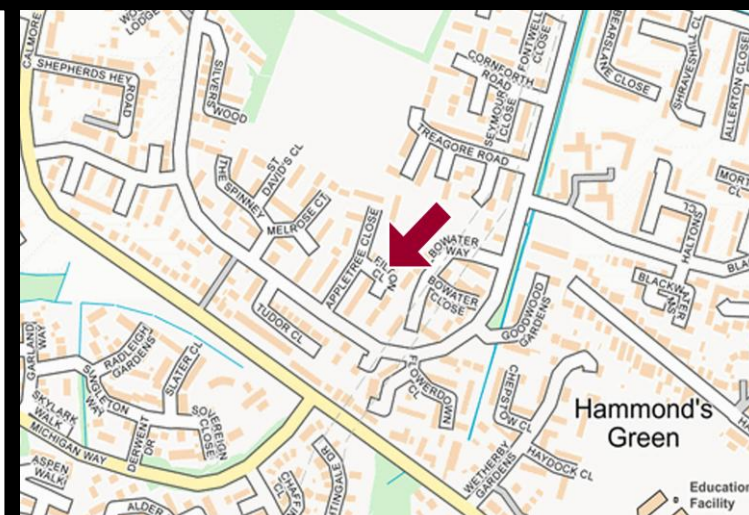
brantons



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)

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 lounge-diner 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

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.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Energy performance certificate (EPC) Totton SOUTHAMPTON Energy rating Valid until Certificate number Property type Total floor area Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is a rented private residential building, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standard (EPC rating). Energy efficiency rating for this property See how to improve this property's energy performance. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

