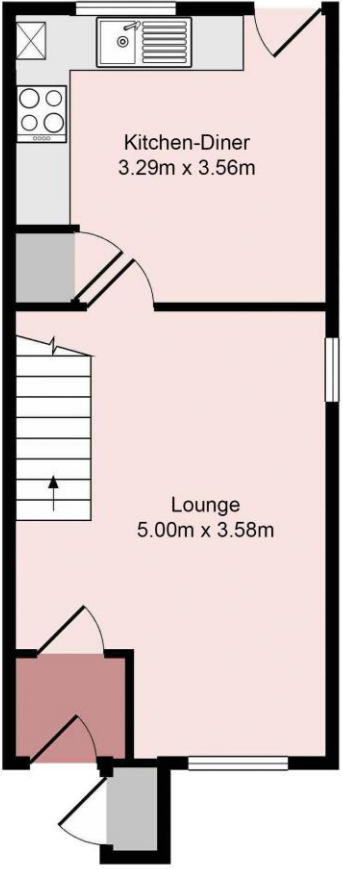


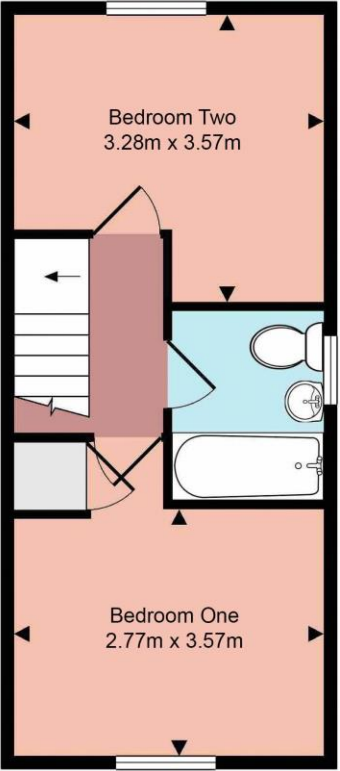


10, Aspen Walk, Totton, SO40 8AA
£275,000

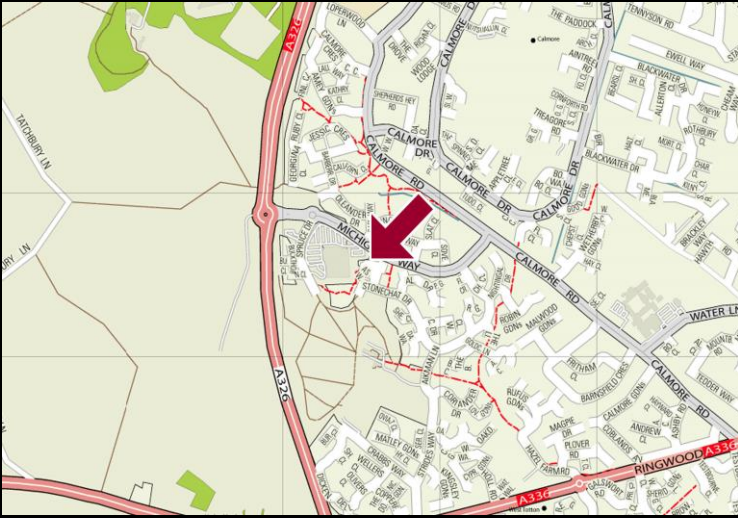
brantons



Ground Floor



1st Floor



Accommodation

Lounge

16' 5" x 11' 9" (5.00m x 3.58m)

Kitchen-Diner

10' 10" x 11' 8" (3.29m x 3.56m)

Bedroom One

9' 1" x 11' 9" (2.77m x 3.57m)

Bedroom Two

10' 9" x 11' 9" (3.28m x 3.57m)

Bathroom

6' 10" x 5' 6" (2.08m x 1.67m)

Property

Brantons Independent Estate Agents are pleased to present an opportunity to purchase this modern end of terrace family home situated in a quiet cul-de-sac within the highly regarded residential area of West Totton. The ground floor layout is comprised of a surprisingly spacious lounge with dual aspect windows and a kitchen-diner. The first floor accommodation consists of two double bedrooms and there is also a family bathroom.

Additional features of the property include allocated parking and an enclosed rear garden that benefits from a good degree of privacy. The private enclosed rear garden features a raised decked seating area, low maintenance aggregate area, and gated side access. The front of the property provides a pleasant leafy outlook and Brantons advise that an early viewing will be necessary as immediate interest is expected.

Features

- *NO FORWARD CHAIN*
- Modern End of Terrace House
- Two Double Bedrooms
- Spacious Lounge With Dual Aspect Windows
- Kitchen-Diner

- Bathroom
- Allocated Parking
- Private Rear Garden With Decked Seating Area
- Ideal First Purchase
- Pleasant Leafy Front Outlook

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Abbotswood

Senior: Hounsdown / Testwood

Distances

Motorway: 2.4 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 0.9 miles

Train Stations

Ashurst: 3.3 miles

Totton: 2.1 miles

Directions

1) From our office head west on Water Lane.

2) At the end of the road, turn right onto Calmore Road.

3) Take the third left onto Michigan Way.

4) Take the first left onto Stonechat Drive.

5) Take the fifth right into Aspen Walk.

6) The property can be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)

10 ASPEN WALK
TOTTON
SOUTHAMPTON
SO40 8AA

Energy rating
C

Valid until: 21 July 2031
Certificate number: 2528-1006-9283-9549-0204

Property type: end-terrace house
Total floor area: 60 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score

Energy rating

Current

Potential

92+
A

81-91
B

69-80
C

55-68
D

39-54
E

21-38
F

1-20
G

78
C

89
B

