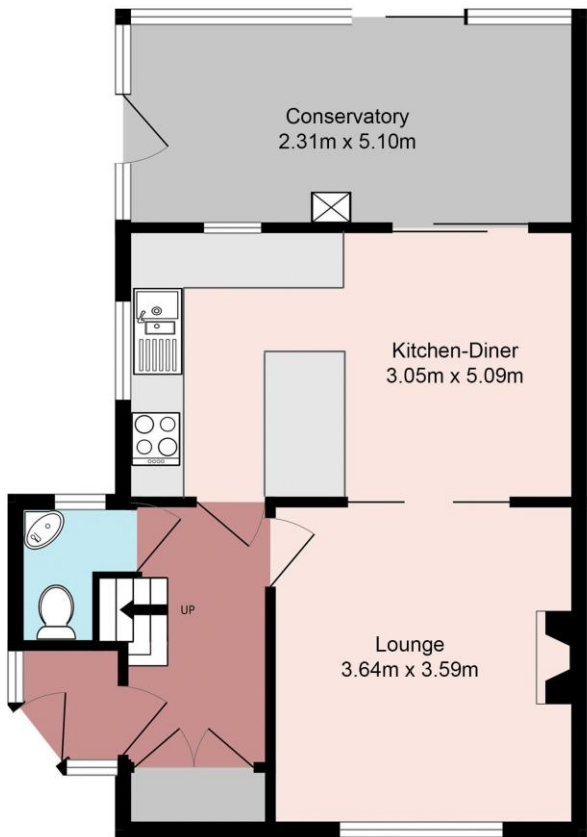


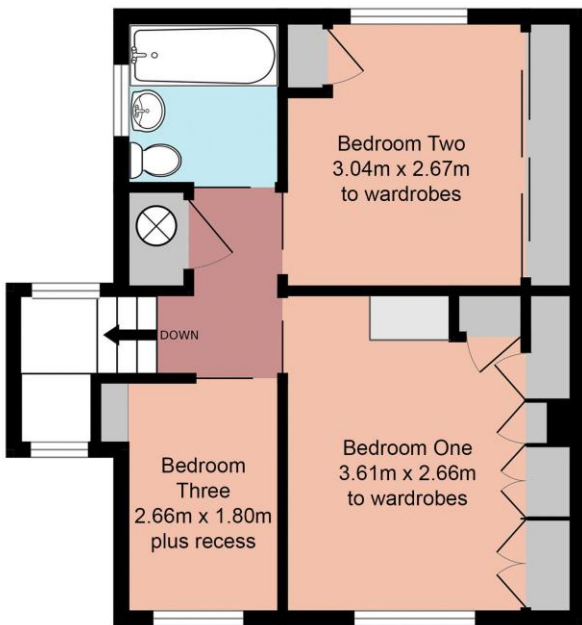


26, Longstock Crescent, Totton, SO40 8ED
£325,000

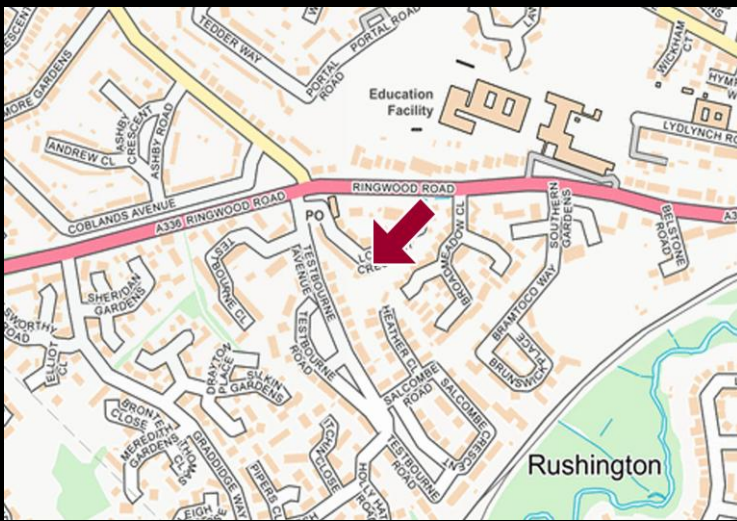
brantons



Ground Floor
48.7 sq.m. approx.



1st Floor
36.0 sq.m. approx.



Accommodation	
Lounge	11' 11" x 11' 9" (3.64m x 3.59m)
Kitchen-Diner	10' 0" x 16' 8" (3.05m x 5.09m)
Conservatory	7' 7" x 16' 9" (2.31m x 5.10m)
Bedroom Two	11' 10" x 8' 9" (3.61m x 2.66m) to wardrobes
Bedroom One	10' 0" x 8' 9" (3.04m x 2.67m) to wardrobes
Bedroom Three	5' 11" x 8' 9" (1.80m x 2.66m) + recess
Bathroom	6' 4" x 5' 10" (1.92m x 1.78m)
Garage	16' 4" x 9' 0" (4.97m x 2.75m)
Cabin	13' 5" x 7' 8" (4.10m x 2.34m)

Property
Offered to the market with no forward chain, Brantons Independent Estate Agents are delighted to present for sale this surprisingly spacious semi-detached family home situated in a quiet residential cul-de-sac within Totton. The ground floor layout is comprised of an entrance porch, hall, lounge with feature fireaplace, open-plan kitchen-diner, large conservatory, and a W.C. The first floor accommodation consists of three bedrooms with bedrooms one and two being generous doubles that both benefit from built in wardrobes, and from the landing is a family bathroom. The front of the property provides driveway parking leading to a garage, and at the rear is a large, South facing garden which enjoys a good degree of privacy and seclusion. The garden is mainly laid to lawn with a patio seating area and features an established array of plants, bushes and shrubs as well as incorporating a timber workshop and Wendy house. No forward chain is offered and Brantons expect immediate interest. An early viewing will be essential to avoid any later disappointment. AGENTS NOTES; The property is in need of renovation and we ask that all prospective purchasers consider the cost implications of this before arranging a viewing. Viewing is strictly by appointment only.

Features
NO FORWARD CHAIN - Spacious Semi-Detached Family Home - Three Bedrooms with Two Generous Doubles - Lounge with Feature Fireplace - Open-Plan Kitchen-Diner - Large Conservatory - Downstairs W.C & First Floor Family Bathroom - Driveway Parking & Garage - Large South Facing Rear Garden - Quite Residential Location Close To Amenities

Information
Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances
Motorway: 1.8 miles
Southampton Airport: 11.2 miles
Southampton City Centre: 4.9 miles
New Forest Park Boundary: 1.0 miles
Train Stations
Ashurst: 3.5 miles
Totton: 1.1 miles

Directions
1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the next roundabout continue straight across. 4) At the main junction with Calmore Road turn left into Testbourne Avenue. 5) Turn left into Longstock Crescent.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 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 standards (EPC ratings). 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

