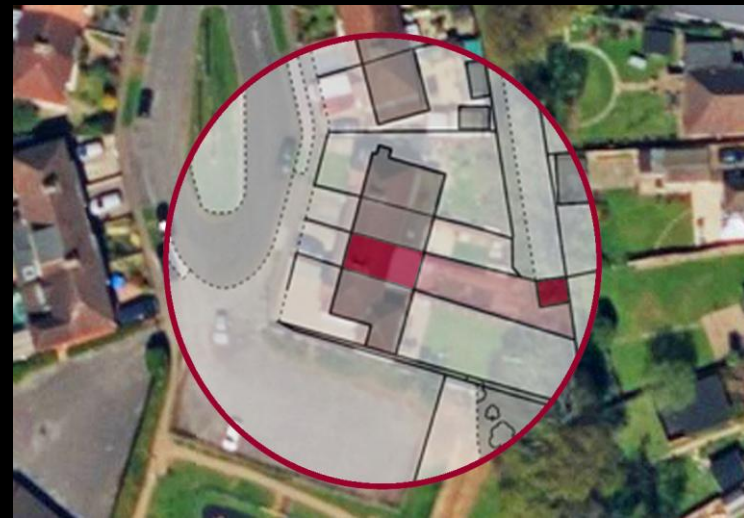
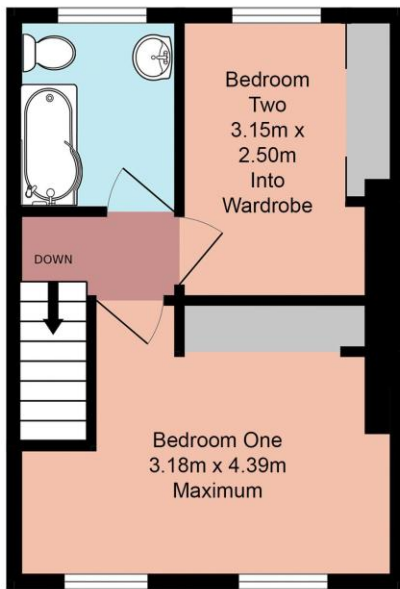
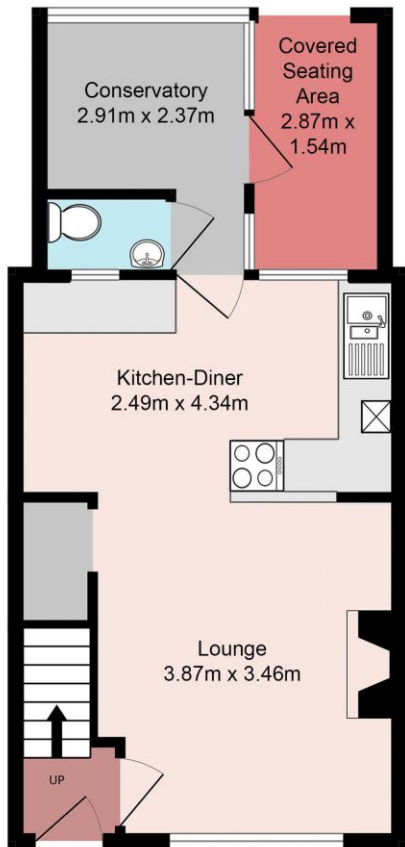




45, Cheam Way, Totton, SO40 3PJ
£290,000

brantons



Directions

Lounge 12' 8" x 11' 4" (3.87m x 3.46m)

Kitchen-Diner 8' 2" x 14' 3" (2.49m x 4.34m)

Conservatory 9' 7" x 7' 9" (2.91m x 2.37m) Max

Downstairs W.C 3' 0" x 4' 11" (0.91m x 1.50m)

Bedroom One 10' 5" x 14' 5" (3.18m x 4.39m) Max

Bedroom Two 10' 4" x 8' 2" (3.15m x 2.50m) Max

Bathroom 5' 8" x 7' 0" (1.72m x 2.14m)

Covered Seating Area 9' 5" x 5' 1" (2.87m x 1.54m)

Summer House 11' 8" x 11' 7" (3.56m x 3.53m)

1) From our office head North on Salisbury Road A/36. 2) Continue on for approximately 0.5 Miles. 3) Take the seventh left into Sutton Road. 4) Turn left into Cheam Way.

Property

As sole agents, Brantons Independent are pleased to offer for sale this mid terraced home situated in a favourable position within a quiet residential cul-de-sac in Totton. The ground floor layout consists of a lounge, open-plan kitchen-diner, and a conservatory with W.C.

The first floor is comprised of two bedrooms which both benefit from built in wardrobes and there is also a good sized bathroom accessed via the landing. At the rear of the property is the private garden which is largely laid to lawn with patio seating area, gated side access, and also incorporating a large summer house.

Properties of this nature make for an ideal first purchases or 'Buy-To-Let' investment. Brantons are sure that an early internal inspection will be necessary to avoid any later disappointment.

Features

- Mid Terrace Home Situated in Favourable Road Position
- Two Double Bedrooms both with Built in Wardrobes
- Lounge with Feature Fireplace
- Open Plan Kitchen-Diner
- Conservatory & Outdoor Covered Seating Area
- Modern Downstairs W.C
- Family Sized Bathroom with Shower-Bath
- Driveway Parking
- Garden Laid to Lawn & Incorporating Large Timber Summer House
- Ideal First Purchase Or 'Buy-To Let' Investment

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: Oakfield

Junior: Oakfield

Senior: Testwood



Distances

Motorway: 1.9 miles

Southampton Airport: 10.2 miles

Southampton City Centre: 5.2 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 4.5 miles

Totton: 1.4 miles

Energy Performance

[Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK](#)

Energy performance certificate (EPC)

**Property type**

Total floor area

Rules on letting this property

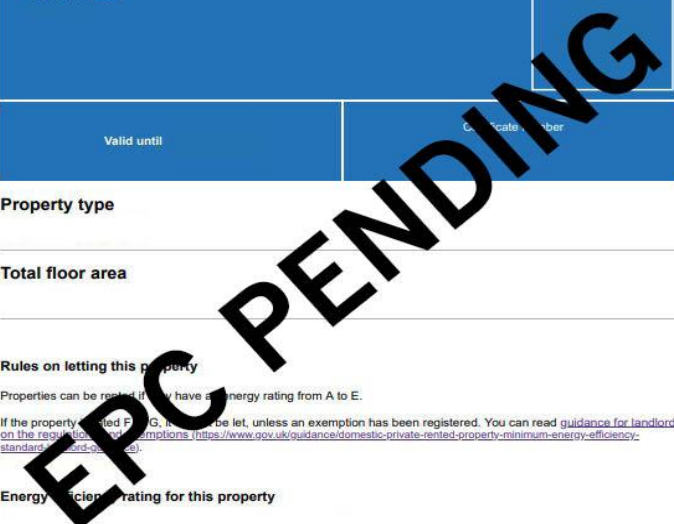
Properties can be rented if they have a energy rating from A to E.

If the property is a Private Rented Property (PRP), it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords>).

Energy Efficient Rating for this property

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



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