



1, Wickham Court, Totton, SO40 3GJ
£450,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale with no onward chain this modern semi-detached house situated in a convenient cul-de-sac within Totton.

The ground floor layout begins with an entrance hall leading to; a spacious lounge with dual aspect windows and French doors, contemporary kitchen-diner with French doors, and from the hall there is a W.C.

The first floor accommodation consists of four bedrooms with the master benefiting from the luxury of an en-suite shower room. Furthermore bedrooms one and two enjoy the use of built in wardrobes. There is also a modern family bathroom accessed via the landing. To the side of the property is the garden which is largely laid to lawn with patio seating area.

To the front of the property is driveway parking that leads to a garage which can be accessed integrally. In our opinion the property is presented to a high standard of decorative order throughout and Brantons advise booking an early viewing to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Modern Semi-Detached House
- Four Bedrooms
- Lounge With French Doors
- Contemporary Kitchen-Diner
- Downstairs W.C
- Family Bathroom & En-suite Shower Room to Master
- Driveway Parking & Garage
- Rear Garden With Lawn & Patio Seating Area
- Convenient Location Close Walking Distance to Town Centre

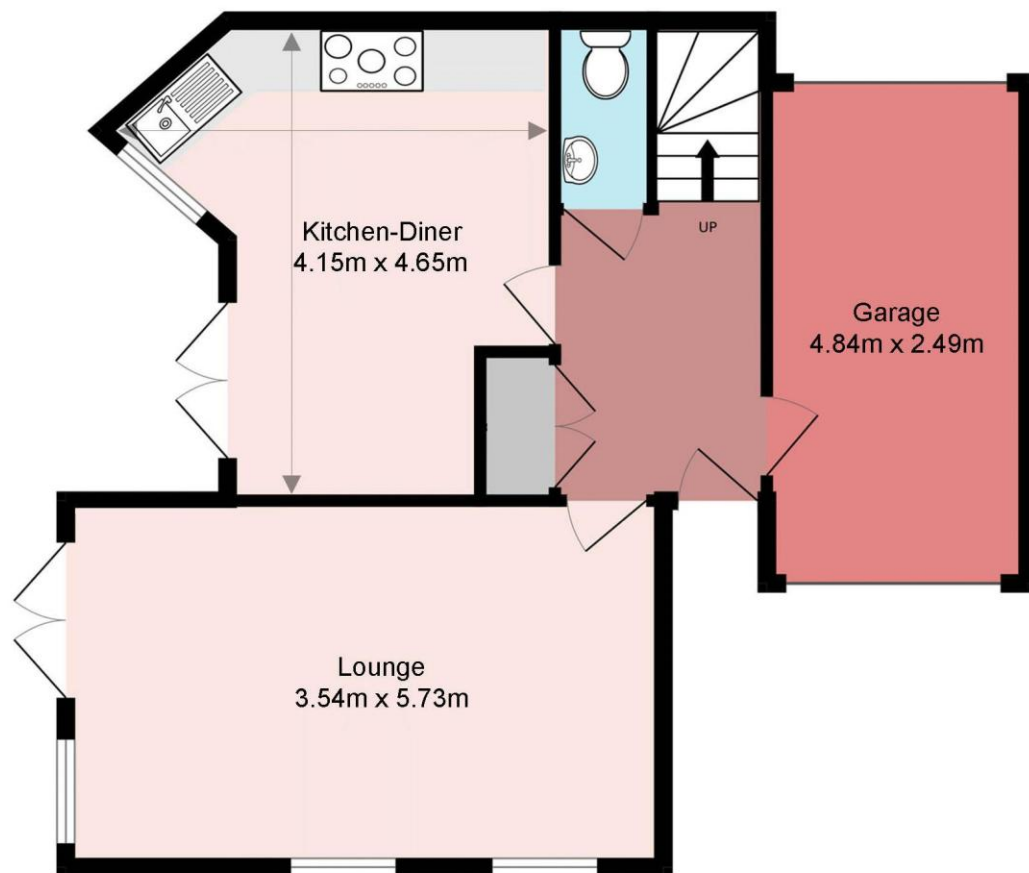


Area

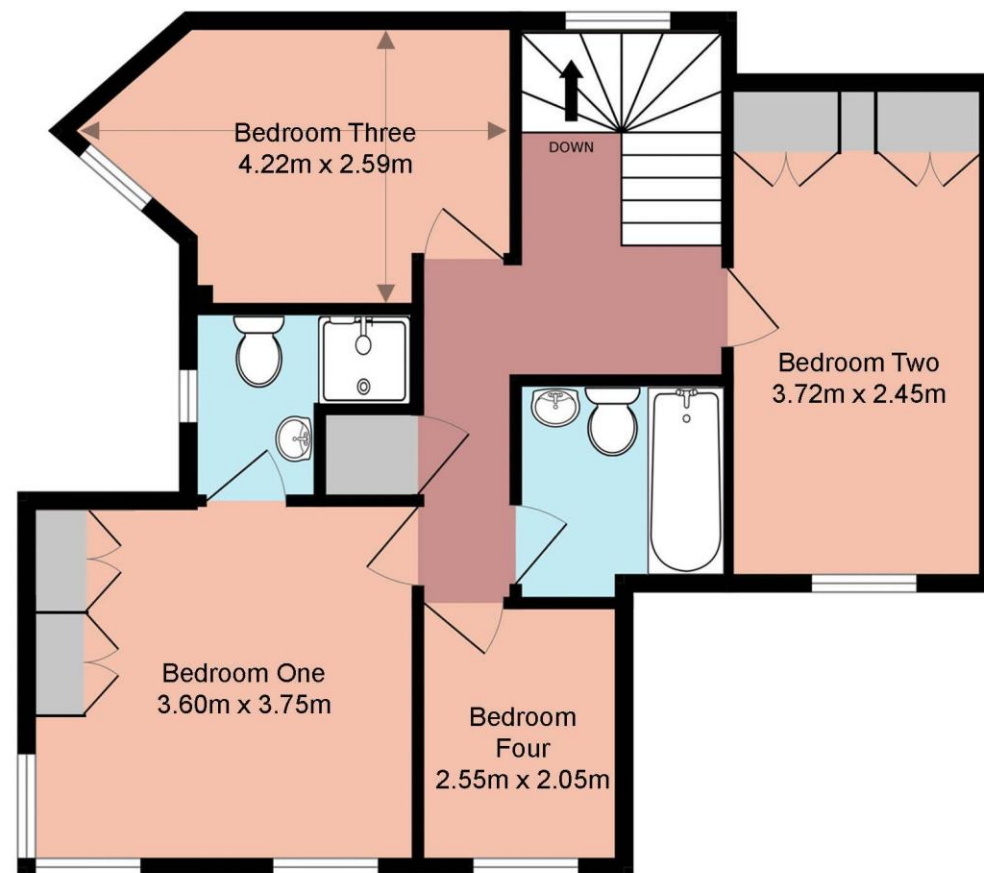
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor



1st Floor

Accommodation

Lounge 11' 7" x 18' 10" (3.54m x 5.73m)

Kitchen-Diner 15' 3" x 13' 7" (4.65m x 4.15m) Maximum

Downstairs W.C 5' 5" x 2' 11" (1.66m x 0.89m)

Bedroom One 12' 4" x 11' 10" (3.75m x 3.60m) Maximum

En-suite 6' 0" x 6' 11" (1.83m x 2.11m)

Bedroom Two 12' 2" x 8' 0" (3.72m x 2.45m) Plus Wardrobes

Bedroom Three 13' 10" x 8' 6" (4.22m x 2.59m) Maximum

Bathroom 7' 0" x 7' 1" (2.14m x 2.16m)

Garage 15' 11" x 8' 2" (4.84m x 2.49m)





Directions

1) From our office travel West on Water Lane 2) After 0.3 miles take the left turn into Wickham Court.

Distances

Motorway: 1.3 miles

Southampton Airport: 8.6 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 1.9 miles

Train Stations Ashurst: 4.4 miles

Totton: 0.8 miles

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood

Energy Performance

4/19/23, 2:01 PM

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating C	Valid until: 1 September 2032 Certificate number:
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Property type Semi-detached house

Total floor area 100 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 efficiency rating for this property

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

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

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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

