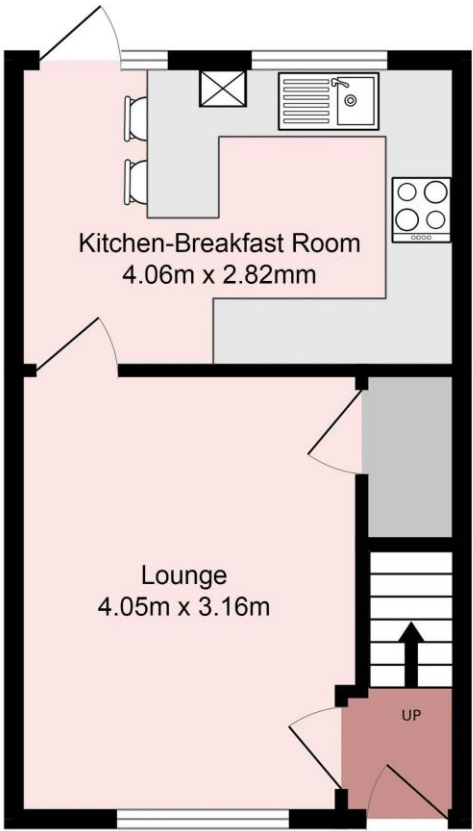


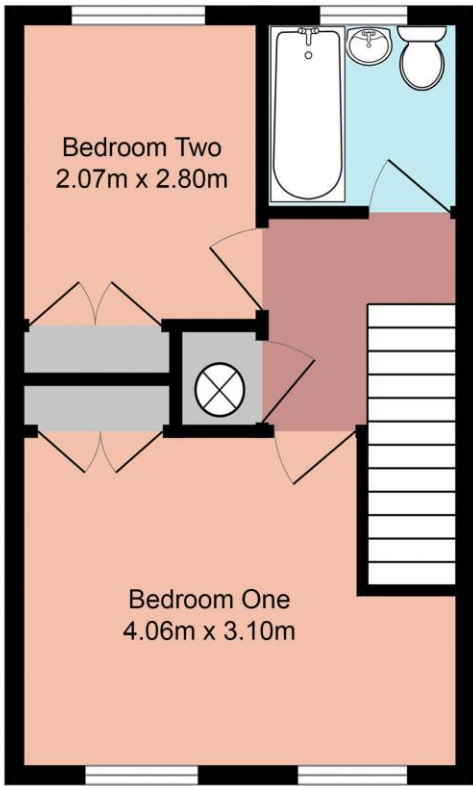


53, Durley Crescent, Totton, SO40 7QA
£279,950

brantons



Ground Floor



1st Floor



Accommodation

Lounge

13' 3" x 10' 4" (4.05m x 3.16m)

Kitchen-Breakfast Room

13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom One

13' 4" x 10' 2" (4.06m x 3.10m)

Bedroom Two

6' 9" x 9' 2" (2.07m x 2.80m)

Bathroom

6' 3" x 6' 3" (1.91m x 1.90m)

Property

An opportunity arises to purchase this wonderfully presented and modern mid-terraced home situated in the popular residential area of Ashurst Bridge. The accommodation is comprised of a spacious lounge with large storage cupboard, and a contemporary refitted kitchen-diner with integrated appliances, and breakfast bar. Upstairs consists of two bedrooms which both benefit from the use of built in wardrobes, and from the landing there is a modern bathroom. Additional benefits of the property include resident's car parking and a South Westerly facing garden with gated rear access. The garden is mainly laid to lawn with patio seating area. In our opinion the property would be ideally suited to a first time buyer or buy to let investor. Brantons are sure that an early viewing will be essential as strong interest is anticipated.

Features

▪ Modern Mid Terraced House

▪ Two Bedrooms, Both with Built in Wardrobes

▪ Spacious Lounge with Large Storage Cupboard

▪ Recently Refitted Kitchen-Breakfast Room

▪ Modern Bathroom

▪ Resident's Car Parking

▪ South Westerly Facing Rear Garden

▪ Ideal First Purchase

▪ Great Rental Investment Opportunity

▪ Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Foxhills

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 2.6 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 2.3 miles

Totton: 2.0 miles

Directions

From our office head South on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take second right onto Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling East. Take first left onto Rushington Ave. Turn left onto Lackford Ave. Turn Left onto Bartley Ave. Turn left onto Rushington Lane and continue over the bridge. Turn right onto Ibbotson Way. Take the second left into Durley Crescent

Energy Performance

Energy performance certificate (EPC)

S3 DURLEY CRESCENT
TOTTON
SO40 7GA

Energy rating
C

Valid until: 17 May 2031
Certificate number: 2624-4131-5110-7101-0519

Property type

Mid-terrace house

Total floor area

56 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	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

