



Totton
£295,000

brantons



Property

Situated within a highly regarded residential road in a convenient location within central Totton, Brantons Independent Estate Agents are delighted to present for sale this detached character residence built circa 1930.

The ground floor layout comprises of a lounge with bay window and feature fireplace, dining room also with feature fireplace, kitchen, sizable conservatory and a W.C.

The first floor accommodation consists of three bedrooms with bedrooms one and two being generous double rooms. There is also a family sized bathroom.

At the front of the property there is ample driveway parking that leads to a detached garage via double gated access and at the rear is an established garden. The garden offers a good degree of privacy and is mainly laid to lawn.

No forward chain is offered and Brantons advise that an early viewing will be necessary to avoid later disappointment.

Features

- Detached Character Home
- Three Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Dining Room With Feature Fireplace
- Kitchen
- Sizable Conservatory
- Bathroom & Downstairs W.C
- Ample Driveway Parking & Detached Garage
- Private Rear Garden

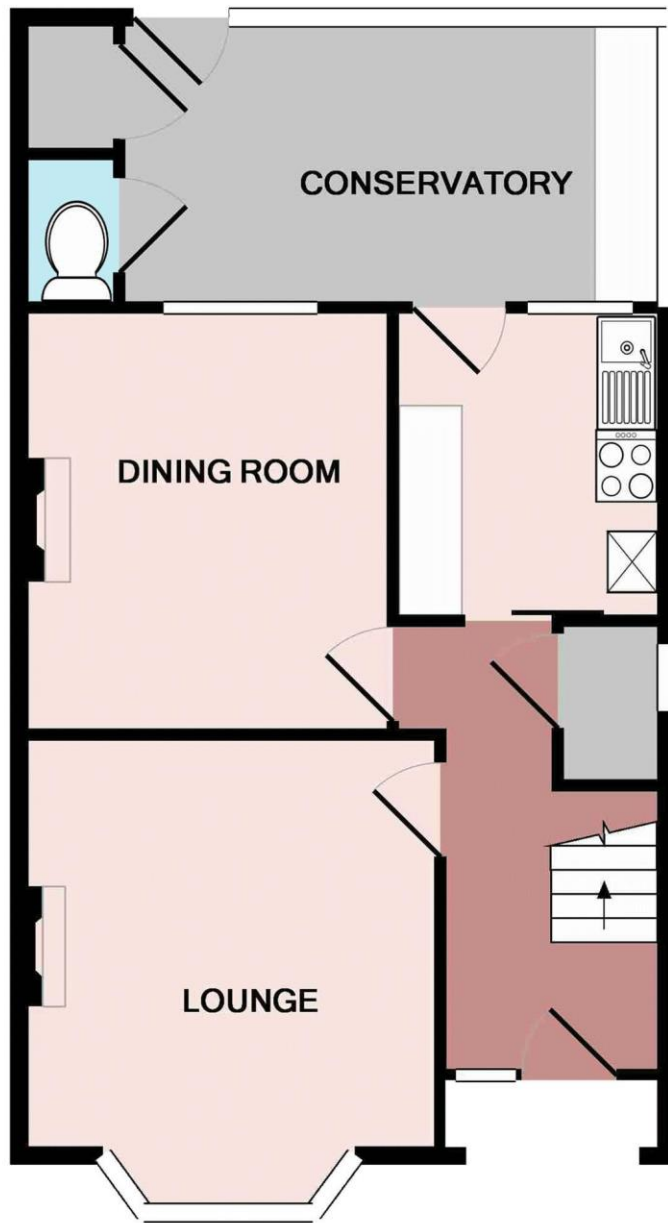


Area

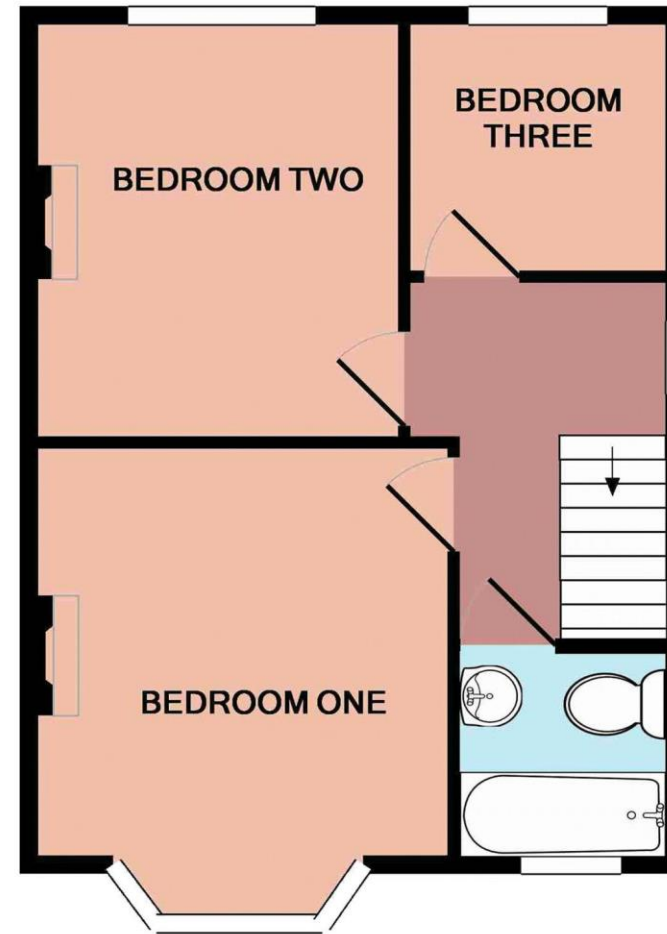
Totton is situated on the eastern edge of the New Forest National Park and is within 5 miles of Southampton's renewed West Quay shopping centre and access to the Isle of Wight. Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes 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 12' 8" x 11' 1" (3.86m x 3.38m) Into Bay

Dining Room 11' 4" x 10' 0" (3.46m x 3.05m)

Kitchen 8' 3" x 6' 9" (2.52m x 2.06m)

Conservatory 15' 1" x 7' 8" (4.59m x 2.33m)

Downstairs W.C 3' 8" x 3' 0" (1.11m x 0.92m)

Bedroom Three 6' 10" x 6' 9" (2.09m x 2.05m)

Bedroom Two 11' 4" x 10' 0" (3.46m x 3.05m)

Bedroom One 12' 8" x 11' 1" (3.86m x 3.39m) Into Bay

Bathroom 5' 10" x 5' 8" (1.77m x 1.73m)





Directions

- 1) From our head North West on Salisbury Road A/36 for approximately 0.25 miles.
- 2) Take the third left into Mayfield Avenue.
- 3) The property will be found on the left hand side.

Distances

Motorway: 1.2 miles
 Southampton Airport: 8.9 miles
 Southampton City Centre: 4.7 miles
 New Forest Park Boundary: 4.8 miles
 Train Stations
 Ashurst: 2.0 miles
 Totton: 0.9 miles

Information

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

Energy Performance

Energy Performance Certificate



Dwelling type:
 Date of assessment:
 Date of certificate:

Reference number:
 Type of assessment:
 Total floor area:

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

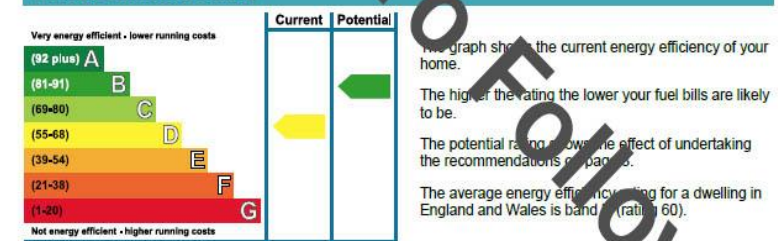
Estimated energy costs of dwelling for 3 years:	£
Over 3 years you could save	£

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£	£	
Heating	£	£	
Hot Water	£	£	
Totals	£	£	



These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like fridges, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

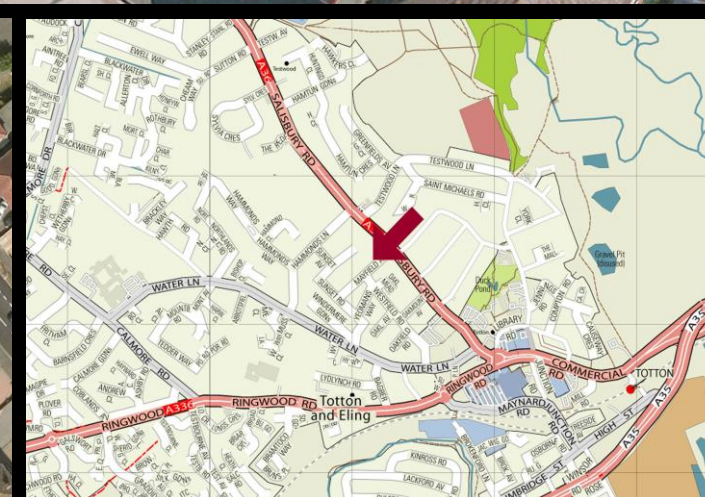
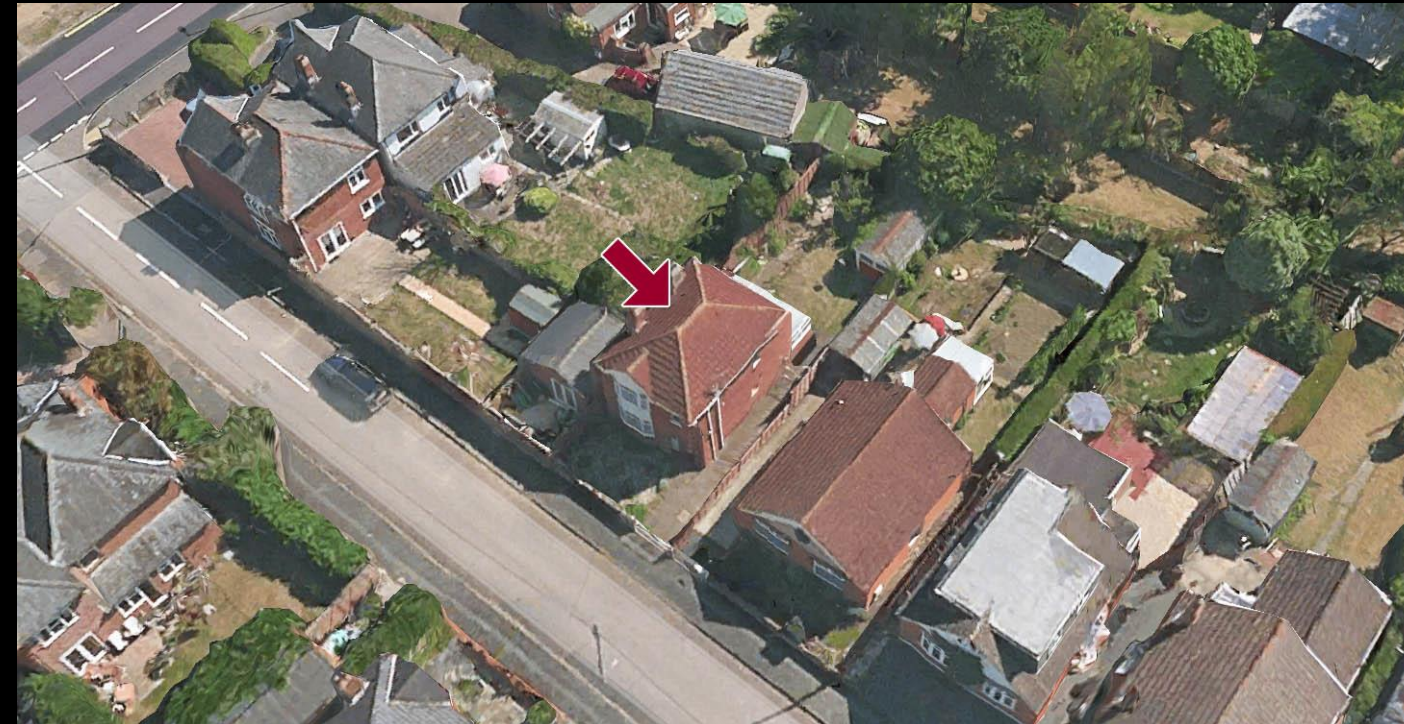


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)			✓
2 Low energy lighting for all fixed outlets			✓
3 Solar water heating			✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





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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.

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