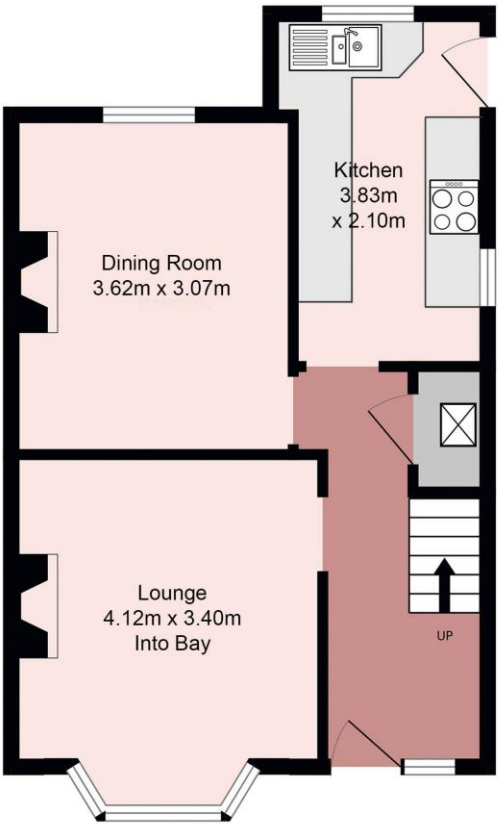


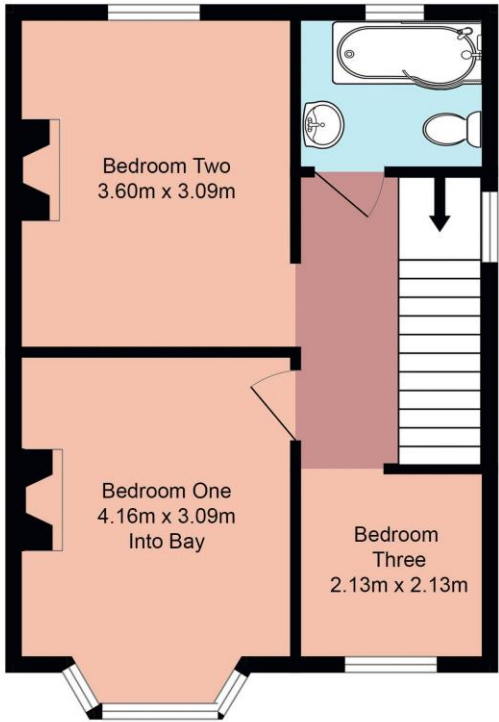


12, Compton Road, Totton, SO40 3AT
Guide Price £250,000

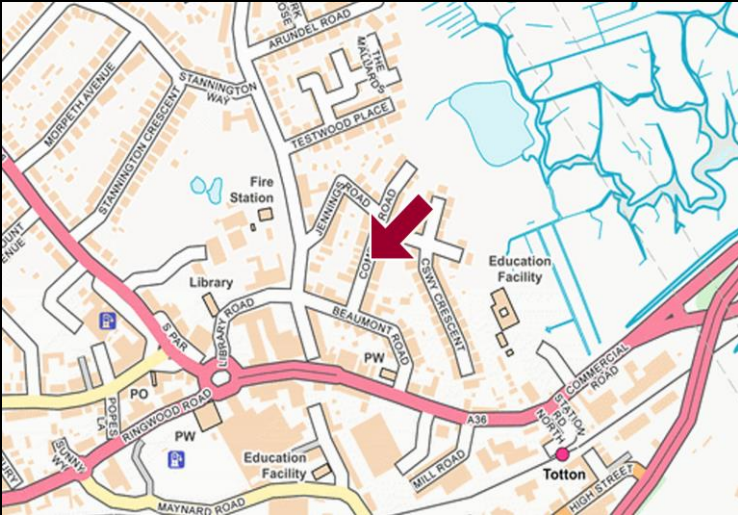
brantons



Ground Floor
39.4 sq.m. approx.



1st Floor
37.6 sq.m. approx.



Accommodation
Lounge 13' 6" x 11' 2" (4.12m x 3.40m) Into Bay
Dining Room 11' 11" x 10' 1" (3.62m x 3.07m)
Kitchen 12' 7" x 6' 11" (3.83m x 2.10m)
Bedroom One 13' 8" x 10' 2" (4.16m x 3.09m) Into Bay
Bedroom Two 11' 10" x 10' 2" (3.60m x 3.09m)
Bedroom Three 7' 0" x 7' 0" (2.13m x 2.13m)
Bathroom 5' 6" x 6' 11" (1.67m x 2.11m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this exciting opportunity to purchase this semi-detached renovation project situated in a conveniently situted location within central Totton. The accommodation consists of an entrance hall, a lounge with bay window and feature fireplace, dining room also with feature fireplace, and a kitchen with dual aspect windows and external side door. To the first floor there are three bedrooms with bedrooms one and two being good sizes, and from the landing there is a bathroom. The property benefits from driveway parking for at least two cars and at the rear is a sizable enclosed garden. The garden enjoys a good degree of privacy and is mainly laid to lawn with patio seating areas. 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. We believe the property offers plenty of scope for extending and potential purchasers should satisfy themselves via NFDC as to the viability of any planning application. Viewing is strictly by appointment only.

Features
<div><div><ul style="list-style-type: none">*NO FORWARD CHAIN*Semi Detached Home Offering Plenty of PotentialThree BedroomsLounge with Bay Window & Feature FireplaceDining Room with Feature Fireplace</div><div><ul style="list-style-type: none">Kitchen with Dual Aspect Windows & External DoorFamily BathroomDriveway Parking for at Least Two VehiclesGood Size Rear Garden Mainly Laid to Lawn with Patio Seating Areas</div></div>

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

Distances
Motorway: 1.0 miles
Southampton Airport: 8.4 miles
Southampton City Centre: 4.2 miles
New Forest Park Boundary: 2.2 miles
Train Stations <div><div>Ashurst: 3.7 miles</div><div>Totton: 0.4 miles</div></div>

Directions
1) From our office head east on Salisbury Road A36. 2) At the roundabout take the first exit onto Library Road. 3) Follow the road through the crossroads onto Beaumont Road. 4) Turn left into Compton Road.

Energy Performance
<div><div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div><div><div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div><div><div>Property type</div><div>Total floor area</div></div><div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for PRPs (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div></div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div></div>

