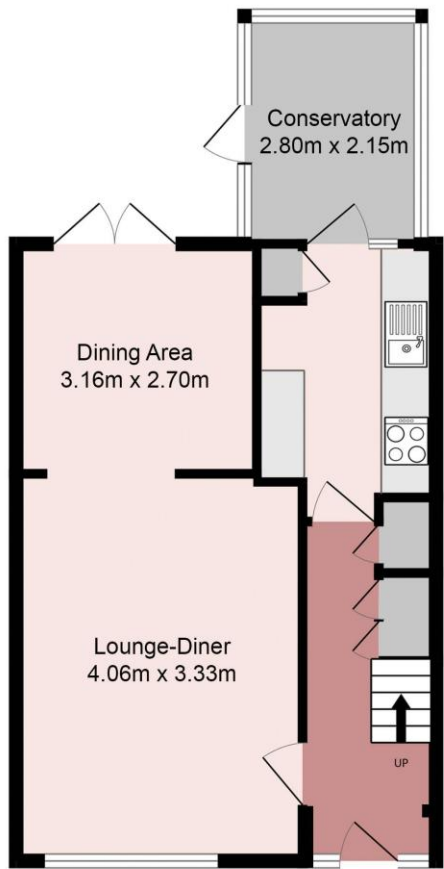


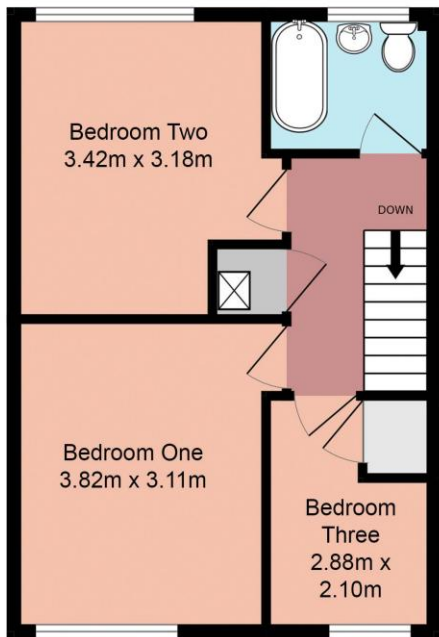


19, Birchglade, Calmore, SO40 2GP
£259,950

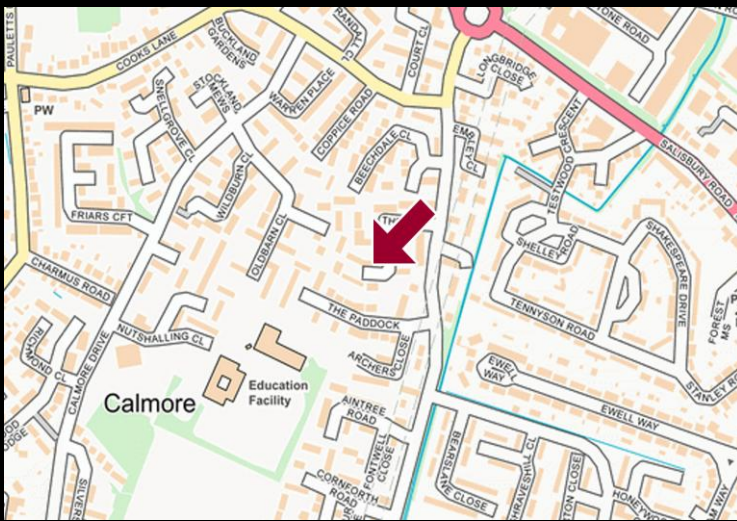
brantons



Ground Floor
45.1 sq.m. approx.



1st Floor
39.1 sq.m. approx.



Accommodation	
Hall	13' 7" x 5' 5" (4.15m x 1.64m)
Lounge	13' 4" x 10' 11" (4.06m x 3.33m)
Dining Area	10' 4" x 8' 10" (3.16m x 2.70m)
Kitchen	10' 8" x 8' 2" (3.24m x 2.50m)
Conservatory	9' 2" x 7' 1" (2.80m x 2.15m)
Landing	8' 6" x 5' 11" (2.60m x 1.80m)
Bedroom One	12' 6" x 10' 2" (3.82m x 3.11m)
Bedroom Two	11' 3" x 10' 5" (3.42m x 3.18m)
Bedroom Three	9' 5" x 6' 11" (2.88m x 2.10m)
Bathroom	5' 7" x 6' 8" (1.70m x 2.03m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this spacious mid-terrace family home situated within the ever popular residential area of Calmore.
The ground floor layout is comprised of a lounge, open plan dining area with French doors, a modern kitchen, and a UPVC conservatory. The first floor accommodation consists of three bedrooms with bedrooms one and two being generous sizes, and from the landing there is a contemporary refitted family sized bathroom.
At the rear is an enclosed garden that is mainly laid to low maintenance patio. No forward chain is offered and in our opinion this property would ideally suit to a first time buyer or 'Buy-To-Let' investor. Additional benefits include gas central heating, UPVC double glazing, and a garage in a nearby block. Brantons are sure an early viewing will be necessary to avoid any later disappointment.

Features
<div><ul style="list-style-type: none">*NO FORWARD CHAIN*Mid-Terrace Family HomeThree BedroomsSpacious Lounge-DinerOpen-Plan Dining-Area with French Doors</div> <div><ul style="list-style-type: none">Modern KitchenUPVC ConservatoryFamily BathroomLow Maintenance Rear GardenPopular Cul-de-sac Location</div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.8 miles
Council Tax Band: B	Southampton Airport: 9.7 miles
Tenure Type: Freehold	Southampton City Centre: 5.8 miles
School Catchments	New Forest Park Boundary: 1.4 miles
Infant: Calmore	Train Stations
Junior: Calmore	Ashurst: 6.2 miles
Senior: Testwood	Totton: 2.0 miles

Directions
1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive. 3) Take the second right into The Croft. 4) Turn left into Birchglade.

Energy Performance

Energy performance certificate (EPC)

19 Birchglade
Calmore
SOUTHAMPTON
SO40 2GP

Energy rating

C

Valid until:

8 January 2034

Certificate number:

0235-3033-8209-4644-8200

Property type

Mid-terrace house

Total floor area

80 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	73 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

