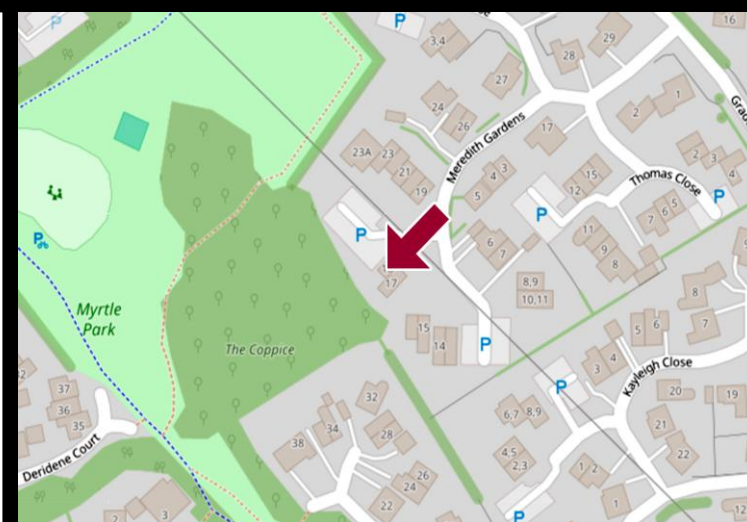
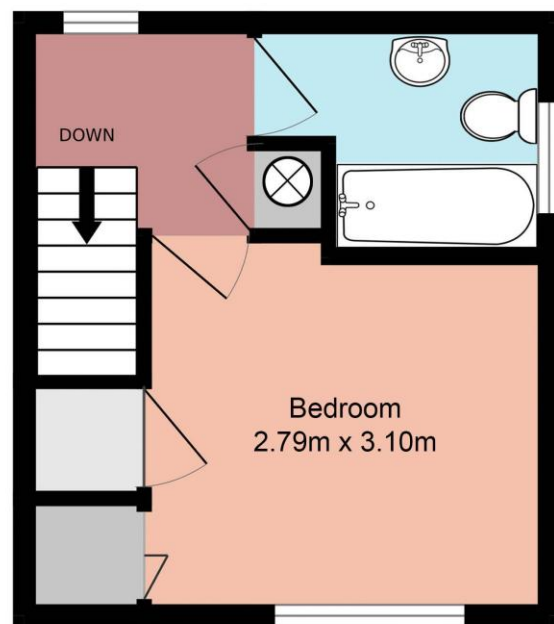
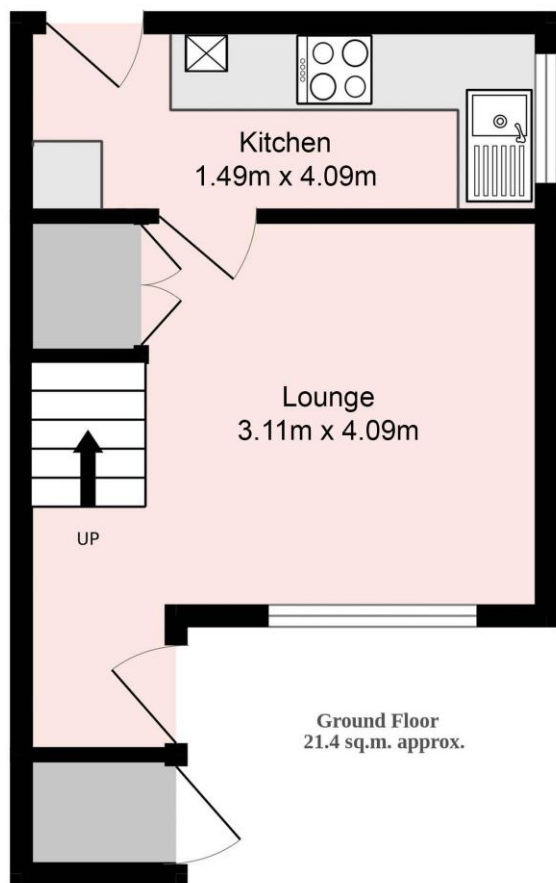




18, Meredith Gardens, Totton, SO40 8SQ  
£225,000

**brantons**



## Accommodation

- Lounge** - 10' 2" x 13' 5" (3.11m x 4.09m)
- Kitchen** - 4' 11" x 13' 5" (1.49m x 4.09m)
- Bedroom** - 9' 2" x 10' 2" (2.79m x 3.10m)
- Bathroom** - 5' 10" x 5' 7" (1.78m x 1.70m)

## Property

An exciting opportunity arises to purchase this delightful semi detached house situated in the desirable residential area of West Totton. The accommodation is comprised of a lounge, contemporary kitchen, double bedroom with fitted wardrobe and a modern bathroom.

A particular stand out feature is the rear garden which is much larger than average for a property of this nature. The garden is largely laid to lawn with a large decked seating area, fish pond, and gated side access. In our opinion the property is presented to a high standard of decorative order.

Additional benefits of the property include gas central heating, UPVC double glazing, and allocated/ off road car parking for at least two vehicles. Properties of this nature make an excellent first purchase or potential downsize and an early viewing will be essential to fully appreciate this delightful home and its impressive plot.

## Features

- Semi Detached Home
- Double Bedroom with Fitted Wardrobe
- Lounge with Storage
- Contemporary Kitchen
- Stylish Modern Bathroom
- Large Private Garden with Lawn & Decking
- Off Road Parking for at Least Two Vehicles
- UPVC Double Glazing & Gas Central Heating
- Ideal First Purchase or Downsize
- Quiet Cul-de-sac in Highly Sought After Residential Area

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** B  
**Tenure Type:** Freehold  
**School Catchments**  
Infant: N/A  
Junior: N/A  
Senior: N/A

## Distances

**Motorway:** 2.0 miles  
**Southampton Airport:** 11.0 miles  
**Southampton City Centre:** 5.3 miles  
**New Forest Park Boundary:** 0.9 miles  
**Train Stations**  
Ashurst: 3.5 miles  
Totton: 1.4 miles

## Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the second right into Meredith Gardens.

## Energy Performance

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

### Energy performance certificate (EPC)

**Energy rating**  
A

**Valid until**  
31/12/2033

**Property type**  
Semi-detached house

**Total floor area**  
1,100 sqm

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.

**Energy efficiency rating for this property**  
A

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

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate



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