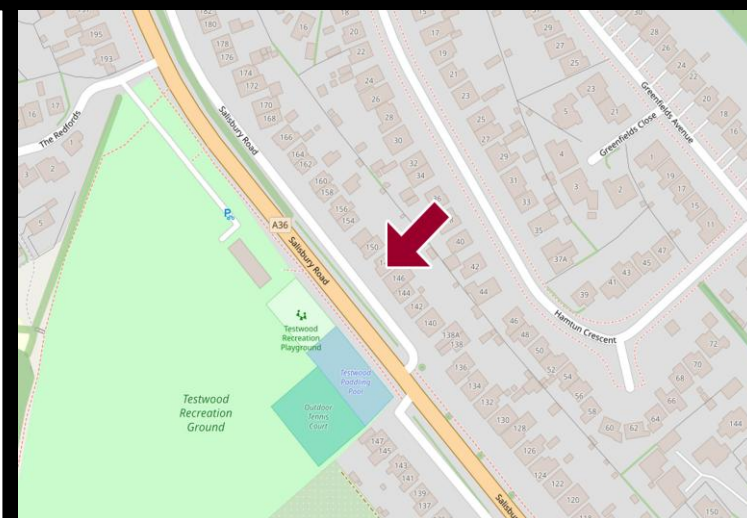
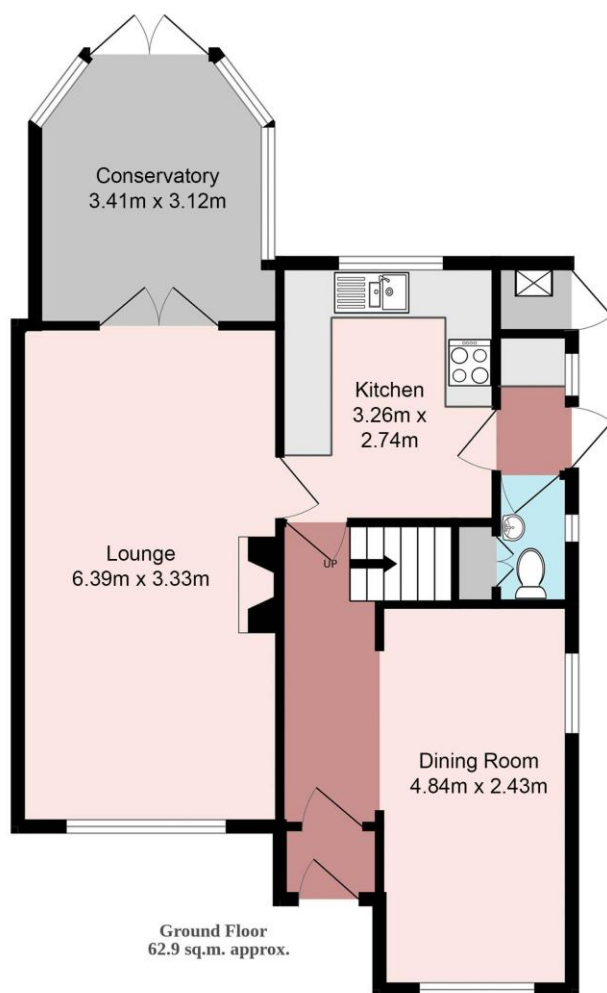




148, Salisbury Road, Totton, SO40 3LQ
£450,000

brantons



Accommodation	
Porch - 3' 5" x 4' 5" (1.05m x 1.35m)	Utility Room - 6' 7" x 2' 9" (2.01m x 0.83m)
Lounge - 21' 0" x 10' 11" (6.39m x 3.33m)	Conservatory - 11' 2" x 10' 3" (3.41m x 3.12m)
Dining Room - 15' 11" x 8' 0" (4.84m x 2.43m)	Bedroom One - 12' 7" x 10' 11" (3.83m x 3.32m)
Kitchen - 10' 8" x 9' 0" (3.26m x 2.74m)	Bedroom Two - 9' 1" x 12' 2" (2.77m x 3.70m)
Downstairs W.C - 4' 8" x 2' 8" (1.43m x 0.81m)	Bedroom Three - 8' 0" x 10' 11" (2.44m x 3.32m)

Property
Offered to the market with no forward chain, Brantons Independent Estate Agents are delighted to present this well-proportioned family home situated in Totton and offering generous and versatile living accommodation. The ground floor is thoughtfully arranged, featuring a spacious lounge measuring an impressive 21ft in length, providing a bright and comfortable setting for relaxation and entertaining, with feature fireplace and direct access into a delightful conservatory overlooking the garden—perfect for use as a second reception area or sunroom. There is a modern fitted kitchen that offers ample storage and workspace, and a separate dining room to the front aspect provides an excellent space for family meals or entertaining guests. The ground floor is further complemented by a useful utility room, and convenient downstairs W.C with large storage cupboard. Upstairs, the property continues to impress with three well-proportioned double bedrooms and a four piece family bathroom serving all bedrooms. Externally, the property benefits from a beautiful established rear garden, offering a pleasant outdoor space to enjoy with lawn and patio seating area. Overall, this attractive home combines spacious accommodation with a practical layout, making it an ideal choice for families. Brantons advise that an early viewing is highly recommended to avoid any later disappointment.

Features	
NO FORWARD CHAIN - Detached Family Home - Three Double Bedrooms - Spacious Lounge & UPVC Conservatory - Modern Kitchen	- Dining Room - Utility & Downstairs W.C - Four Piece Family Bathroom - Block Paved Driveway Parking - Private Established Rear Garden with Lawn & Patio Seating

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

Distances	
Motorway: 1.5 miles	
Southampton Airport: 8.7 miles	
Southampton City Centre: 4.7 miles	
New Forest Park Boundary: 1.6 miles	
Train Stations	Ashurst: 3.8 miles
	Totton: 0.9 miles

Directions
1) From our office, head northwest on Salisbury Road/A36 for approximately half a mile where the property will be found on the right hand side.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Totton SOUTHAMPTON Energy rating Valid until Certificate number Property type Total floor area Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rented for 9 months or more, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (MERS). Energy efficiency rating for this property See how to improve this property's energy performance. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

