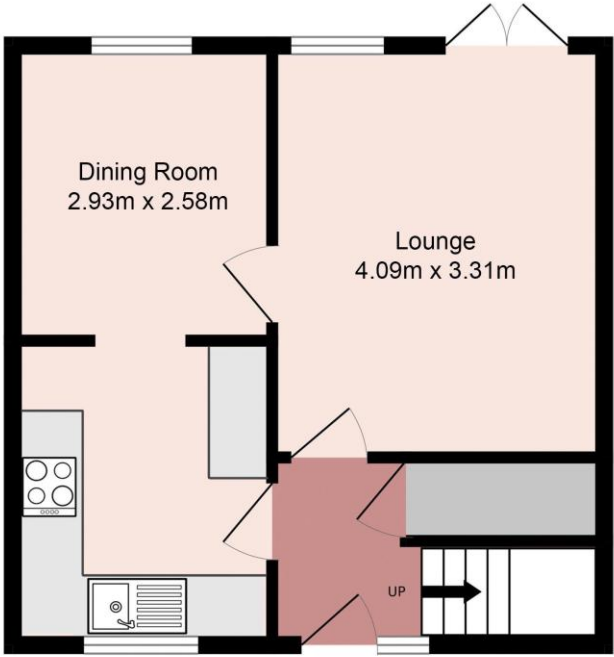


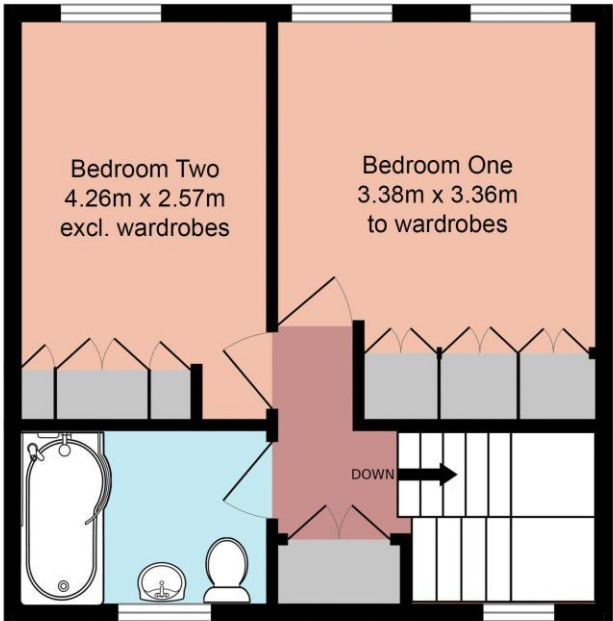


3, Holly Hatch Road, Totton, SO40 8TY
£295,000

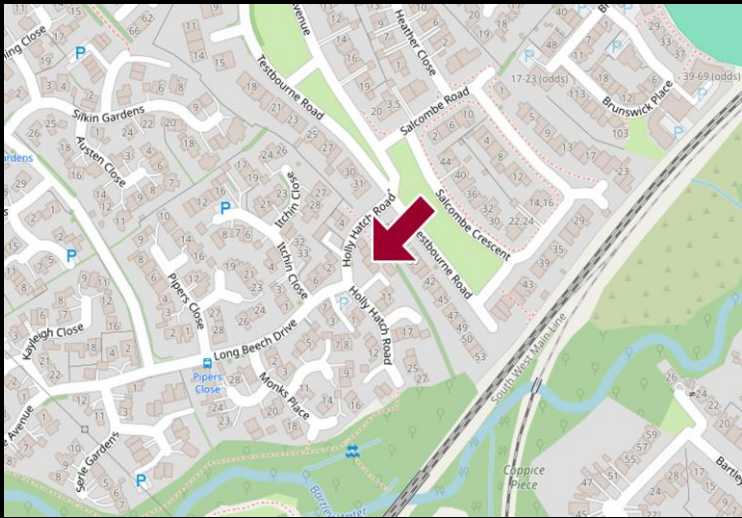
brantons



Ground Floor
35.2 sq.m. approx.



1st Floor
35.2 sq.m. approx.



Accommodation	
Lounge - 13' 5" x 10' 10" (4.09m x 3.31m)	Bathroom - 5' 9" x 8' 5" (1.74m x 2.57m)
Dining Room - 9' 7" x 8' 6" (2.93m x 2.58m)	-
Kitchen - 9' 11" x 8' 5" (3.02m x 2.56m)	-
Bedroom One - 11' 1" x 11' 0" (3.38m x 3.36m)	-
Bedroom Two - 14' 0" x 8' 5" (4.26m x 2.57m)	-

Property

Brantons Independent Estate Agents are delighted to present for sale this modern terraced house, offering surprisingly spacious accommodation throughout and an excellent balance of internal living space and private outside areas. The ground floor provides a welcoming entrance hall leading through to a generous lounge with French doors. A separate dining room provides an ideal space for family meals and entertaining, while the kitchen is well positioned to serve both reception rooms. Upstairs, the property continues to impress with two particularly large double bedrooms, both offering excellent proportions and fitted wardrobe storage, making them well suited to couples, small families or those requiring additional space for home working. A family bathroom completes the first-floor accommodation. Externally, the property benefits from off-road parking for up to three vehicles, and a garage. The private walled rear garden enjoys a sunny south-westerly aspect, providing an appealing setting for outdoor dining, entertaining and relaxing in the afternoon and evening sunshine. There is also gated rear access for added convenience. Combining generous internal proportions, two substantial bedrooms, excellent parking provision and a private, sun-filled garden, this home is an attractive prospect for first-time buyers, professional couples and small families alike. An early viewing is highly recommended to fully appreciate the space and practicality this modern home has to offer.

Features	
▪ Modern Terraced Home	▪ Bathroom
▪ Two Generous Double Bedrooms	▪ Off Road Parking for up to Three Vehicles
▪ Lounge with French Doors	▪ Garage
▪ Dining Room	▪ Sunny Walled Rear Garden with Gated Rear Access
▪ Contemporary Kitchen	▪ Quiet Cul-de-sac Location

Information	
Local Authority: New Forest District Council	
Council Tax Band: B	
Tenure Type: Freehold	
School Catchments	Infant: Hazel Wood
	Junior: Foxhills
	Senior: Hounsdown

Distances	
Motorway: 2.1 miles	
Southampton Airport: 11.0 miles	
Southampton City Centre: 5.2 miles	
New Forest Park Boundary: 1.2 miles	
Train Stations	Ashurst: 3.7 miles
	Totton: 1.3 miles

Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the next roundabout continue straight across. 4) At the main junction with Calmore Road turn left into Testbourne Avenue. 5) Follow the road to the end and Holly Hatch Road is straight ahead.

Energy Performance

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

Energy performance certificate (EPC)

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 a Private Rented Property (PRP), it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standard \(EPC\) for PRPs](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard>).

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>

