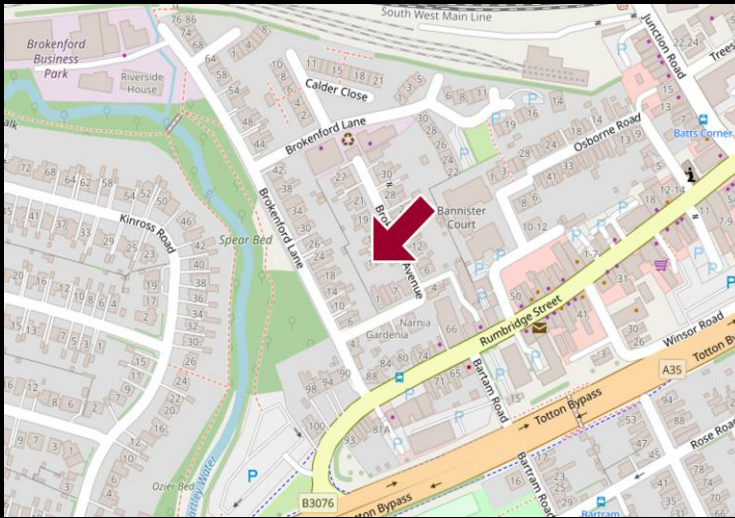
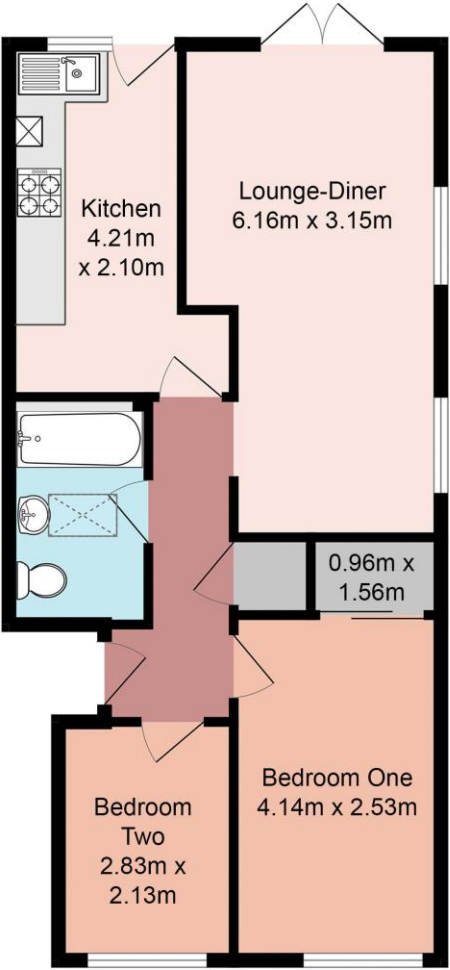




11, Brokenford Avenue, Totton, SO40 9DZ
£325,000

brantons



Accommodation		
Lounge-Diner	- 20' 3" x 10' 4" (6.16m x 3.15m)	-
Kitchen	- 13' 10" x 6' 11" (4.21m x 2.10m)	-
Bedroom One	- 13' 7" x 8' 4" (4.14m x 2.53m)	-
Bedroom Two	- 9' 3" x 7' 0" (2.83m x 2.13m)	-
Bathroom	- 9' 0" x 5' 6" (2.75m x 1.68m)	-

Property
Brantons Independent Estate Agents are delighted to present for sale this detached bungalow, situated within a cul-de-sac in Totton. The accommodation comprises a spacious lounge-diner measuring over 20ft in length, providing ample space for both relaxing and entertaining, with French doors opening onto the rear. The separate modern kitchen offers a practical layout with fitted units and space for appliances, while the central hallway provides access to the remaining accommodation. There are two bedrooms, including a generous master bedroom with built in wardrobe, alongside a bathroom fitted with a bath, wash basin and WC. The bathroom enjoys plenty of natural light via a Velux style window and a vaulted ceiling approx 10ft 5" in height. The property also benefits from a useful additional storage cupboard and to the rear aspect is a garden with patio seating area, low maintenance artificial lawn and storage sheds (one Keter and the other timber construction). The front of the property offers plenty of driveway parking. Ideally positioned within a residential cul-de-sac, the bungalow is conveniently located for Totton's range of local shops, supermarkets, amenities and transport links, making it an appealing choice for those seeking single-storey living in a well-connected location. An early viewing is recommended to appreciate the accommodation on offer.

Features
NO FORWARD CHAIN - Charming Detached Bungalow - Two Bedrooms - Lounge-Diner with French Doors - Modern Kitchen - Bathroom with Vaulted Ceiling & Skylight - Ample Driveway Parking - Low Maintenance Rear Garden - Cul-de-sac Position Close to Amenities - UPVC Double Glazing & Gas Central Heating

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.2 miles
Council Tax Band: C	Southampton Airport: 8.5 miles
Tenure Type: Freehold	Southampton City Centre: 4.5 miles
School Catchments	New Forest Park Boundary: 1.8 miles
Infant: Eling	Train Stations
Junior: Foxhills	Ashurst: 3.2 miles
Senior: Hounsdown	Totton: 0.5 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 roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing through the train gates. 5) Turn right onto Rumbidge St. 6) Take the third right onto Brokenford Lane and turn right again into Brokenford Avenue.

Energy Performance

Energy performance certificate (EPC)

11, Brokenford Avenue Totton SOUTHAMPTON SO40 9DZ	Energy rating D	Valid until: 22 January 2029 Certificate number: 2078-3032-7269-6021-4960
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Property type	Detached bungalow
Total floor area	59 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 D. It has the potential to be B.

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

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
61 D	89 B

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

