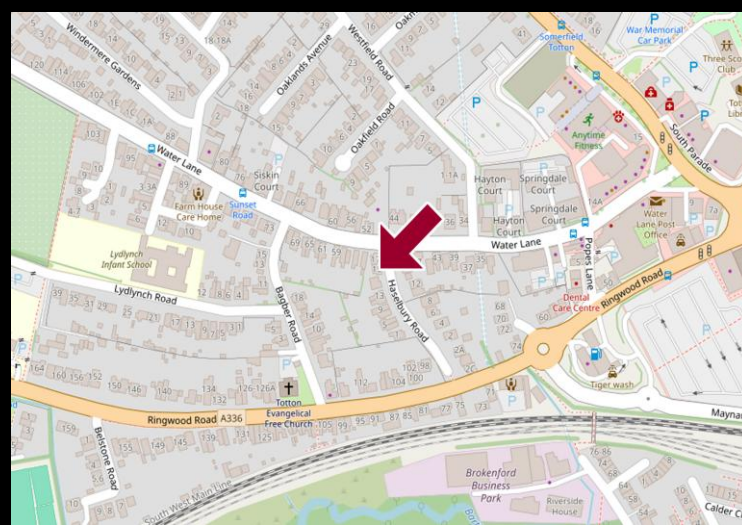
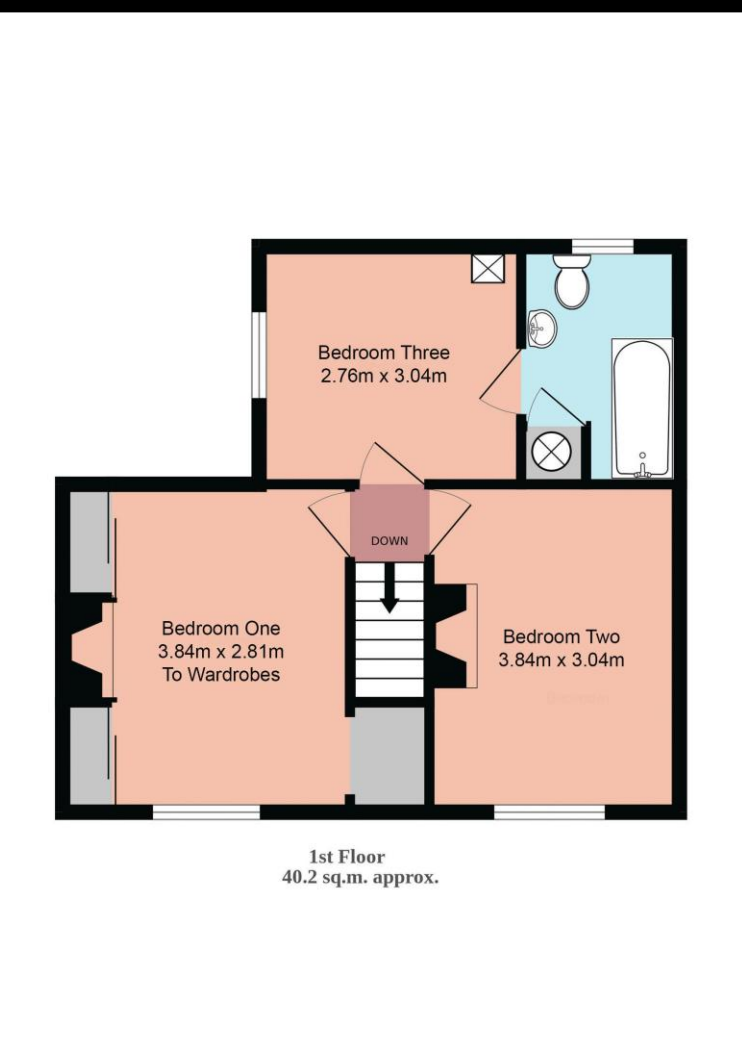
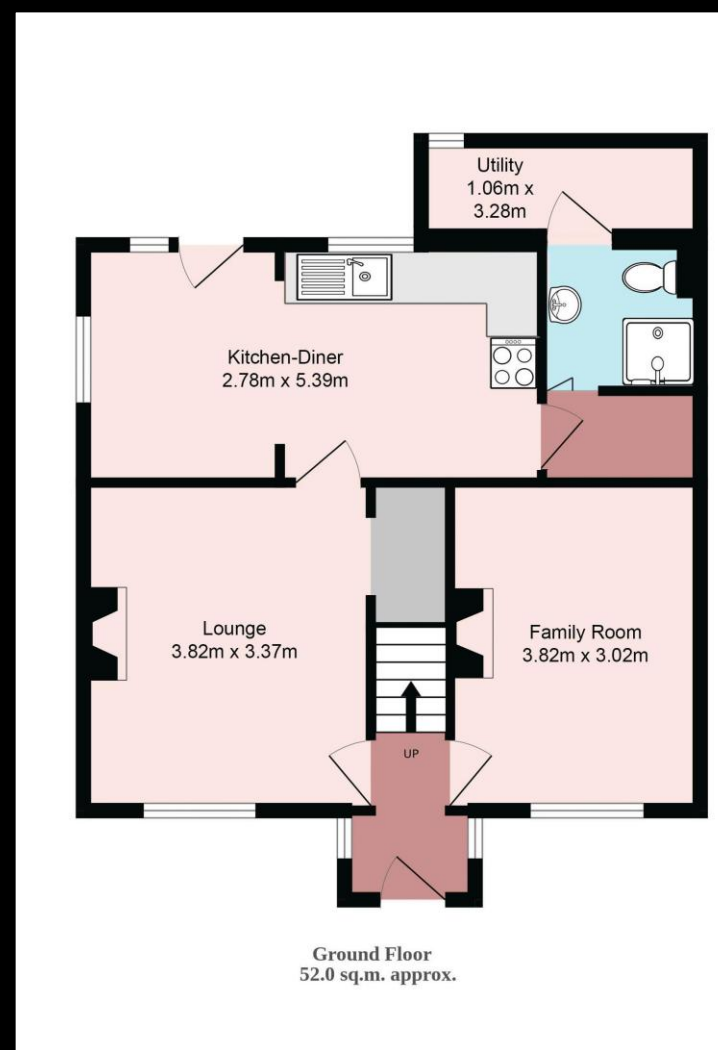




15, Haselbury Road, Totton, SO40 3DR  
£300,000

**brantons**



## Accommodation

Lounge - 12' 6" x 11' 1" (3.82m x 3.37m)

Family Room - 12' 6" x 9' 11" (3.82m x 3.02m)

Kitchen-Diner - 9' 1" x 17' 8" (2.78m x 5.39m)

Utility - 3' 6" x 10' 9" (1.06m x 3.28m)

Shower Room - 5' 3" x 5' 11" (1.60m x 1.80m)

Bedroom One - 9' 1" x 10' 0" (2.76m x 3.04m)

En-suite - 9' 2" x 5' 10" (2.80m x 1.77m)

Bedroom Two - 12' 7" x 9' 3" (3.84m x 2.81m) To Wardrobes

Bedroom Three - 12' 7" x 10' 0" (3.84m x 3.04m)

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## Property

Brantons Independent Estate Agents are delighted to present for sale this characterful semi-detached home situated in a cul-de-sac within central Totton. The ground floor is comprised of; a spacious lounge with feature fireplace, and a separate family room offers additional living space, perfect as a playroom, home office or snug and also with feature fireplace. The kitchen-diner spans the width of the property and serves as the heart of the home, offering ample space for both cooking and dining, with convenient access to a separate utility area and a ground floor shower room. Upstairs, the property consists of three well-sized double bedrooms. The principal bedroom benefits from an en-suite bathroom and bedrooms two and three are generous sizes with feature fireplaces. To the rear aspect is a 'sun trap' of a garden with established plants, bushes and shrubs and to the side aspect is driveway parking. Overall, this home combines practical living space with flexibility, making it well-suited to a variety of buyers seeking comfort and functionality. The location is set within easy level walking distance to shops, excellent transport links and local amenities. Brantons highly advise an early viewing to avoid any later disappointment.

## Features

- Semi Detached Character Home
- Three Double Bedrooms
- Lounge With Feature Fireplace
- Additional Reception/ Family Room
- Kitchen-Diner
- Downstairs Shower Room & Utility
- En-suite Bathroom to Master
- Driveway Parking
- Established 'Sun Trap' Rear Garden
- Cul-de-sac Within Central Location Close to Shops & Amenities

## Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments  
Infant: Lydlynch  
Junior: Abbotswood  
Senior: Testwood

## Distances

Motorway: 1.2 miles  
Southampton Airport: 8.4 miles  
Southampton City Centre: 4.4 miles  
New Forest Park Boundary: 1.9 miles  
Train Stations  
Ashurst: 3.7 miles  
Totton: 0.6 miles

## Directions

1) From our office, turn left onto Water Lane. 2) Take the second left into Haselbury Road.

## Energy Performance

**Energy performance certificate (EPC)**

15 Haselbury Road Totton SOUTHAMPTON SO40 3DR	Energy rating <b>E</b>	Valid until: 9 January 2032 Certificate number: 3032-1429-5100-0170-2292
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Property type: Semi-detached house  
Total floor area: 83 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 E. It has the potential to be C.

[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		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

