



152, Salisbury Road, Totton, SO40 3LQ
£375,000

brantons



Property

Situated on a convenient and popular road within Totton, Brantons Independent Estate Agents are delighted to offer for sale this attractive semi-detached home that offers spacious and well-balanced accommodation.

The ground floor begins with an entrance hall and W.C, and leads through to a generous lounge, a separate dining room with French doors opening out to the garden, and a modern kitchen which is well appointed with integral units and ample worktop and storage space and also providing access to the outside. Upstairs, the first floor consists of three bedrooms, including two comfortable doubles and a third single room. From the landing is a four piece family bathroom.

To the front of the property is ample block paved driveway parking that leads to a garage with electric door, and internal power and lighting. To the rear is a pleasant garden that is a good size and is largely laid to lawn with patio seating areas, and an array of plants, bushes and shrubs.

Externally, the home benefits its convenient setting close to Totton town centre, making everyday amenities and transport links easily accessible. This is a fantastic opportunity for families, first-time buyers or investors alike to secure a well-located home with no onward chain, making it ideal for buyers looking for a smooth and speedy purchase. An early viewing is highly recommended.

Features

- *NO FORWARD CHAIN*
- Semi Detached Family Home
- Three Bedrooms
- Lounge With Feature Fireplace
- Dining Room With French Doors
- Modern Kitchen with Integral Appliances
- Downstairs W.C & First Floor Four Piece Family Bathroom
- Block Paved Driveway Leading to Garage with Electric Door
- Generous Rear Garden With Lawn & Patio Seating Area

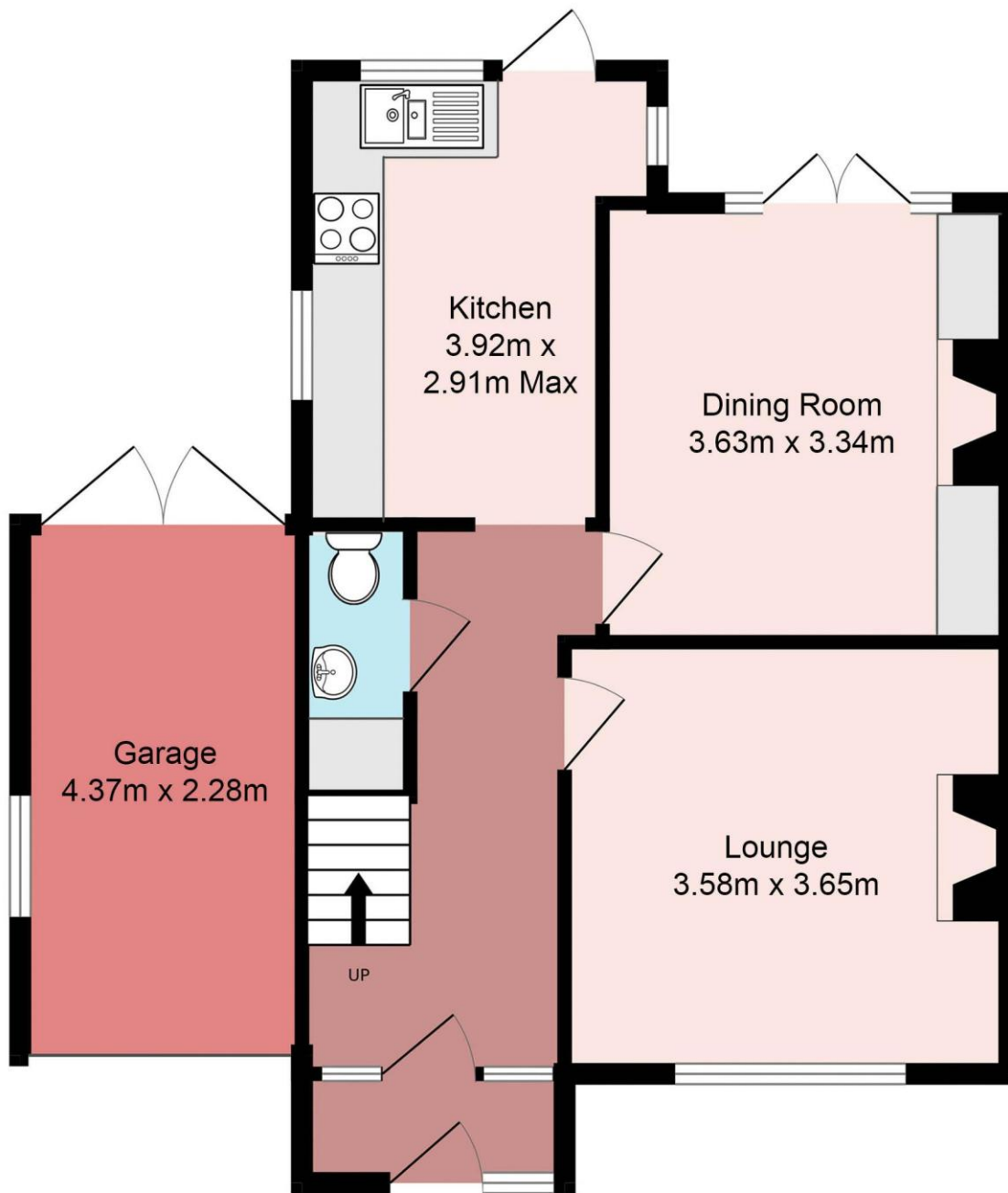


Area

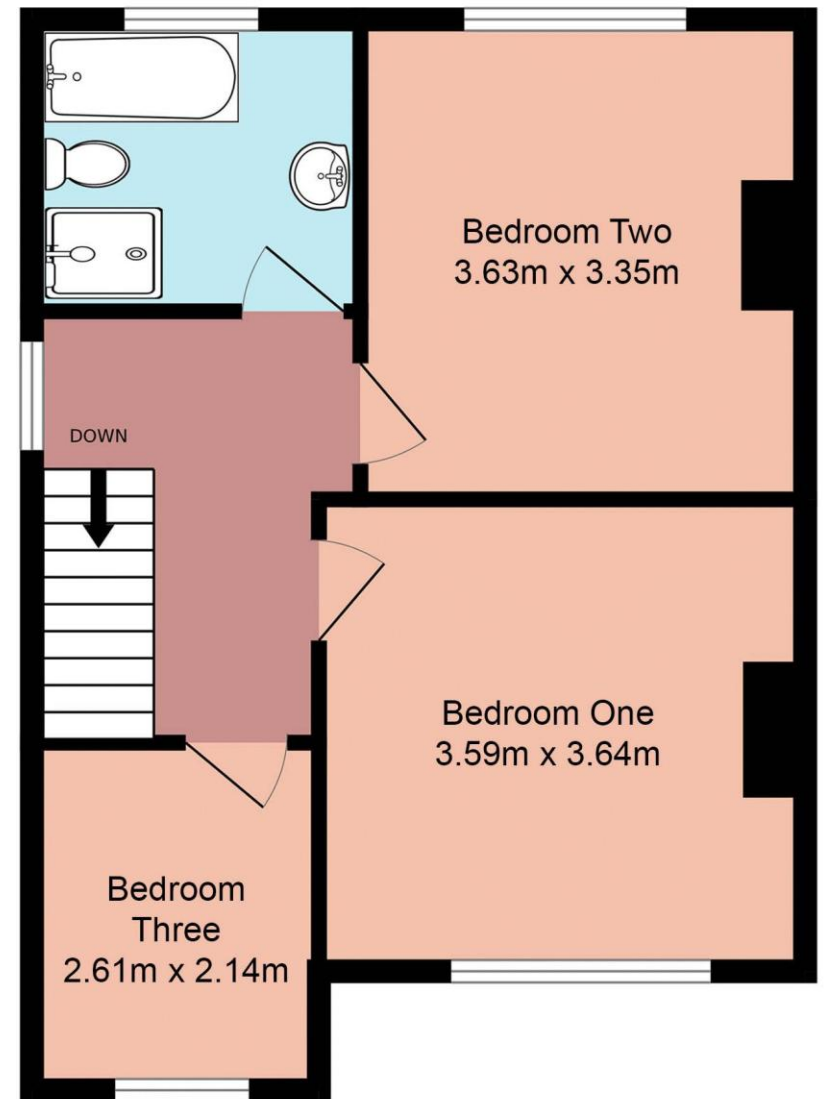
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor
55.7 sq.m. approx.



1st Floor
42.9 sq.m. approx.

Accommodation

Hall 16' 2" x 7' 1" (4.93m x 2.15m)

Lounge 12' 9" x 12' 0" (3.88m x 3.65m)

Dining Room 11' 11" x 10' 11" (3.63m x 3.34m)

Kitchen 12' 10" x 9' 7" (3.92m x 2.91m) Max

Downstairs W.C 7' 6" x 2' 9" (2.29m x 0.85m)

Bedroom One 11' 9" x 11' 11" (3.59m x 3.64m)

Bedroom Two 11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom Three 8' 7" x 7' 0" (2.61m x 2.14m)

Bathroom 7' 3" x 8' 0" (2.20m x 2.43m)

Garage 14' 4" x 7' 6" (4.37m x 2.28m)





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.

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

Information

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

Energy Performance

Energy performance certificate (EPC)

152 Salisbury Road Totton SOUTHAMPTON SO40 3LQ	Energy rating C	Valid until:	2 December 2035
		Certificate number:	9340-2867-9520-2105-2761
Property type		Semi-detached house	
Total floor area		92 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 C. It has the potential to be C.

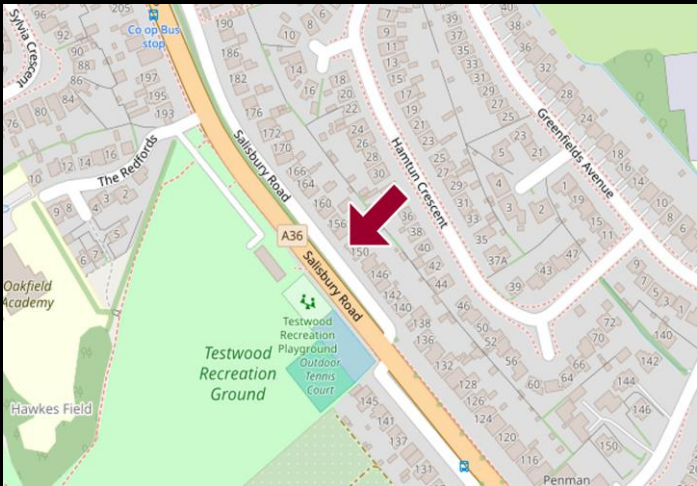
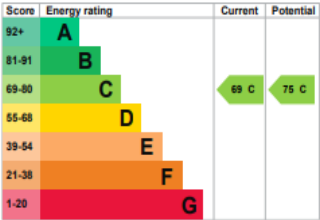
[See how to improve this property's energy efficiency.](#)

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





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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.