

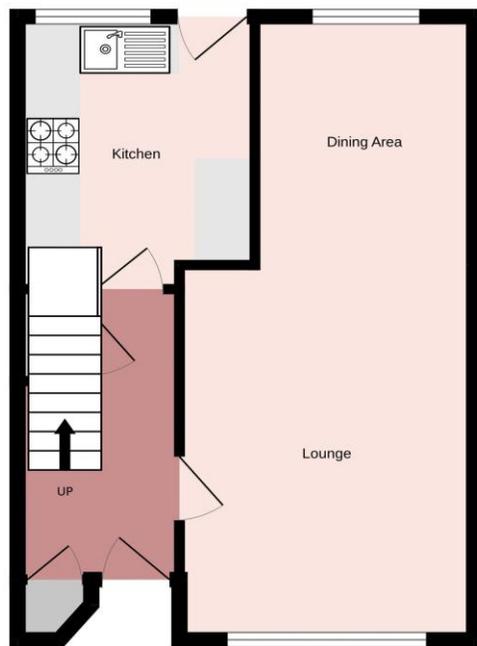


46, The Drive, Totton, SO40 9EN
£239,950

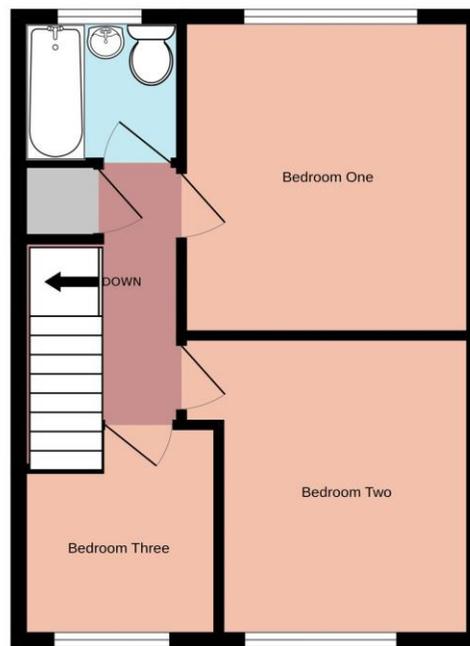
brantons



Ground Floor



1st Floor



Accommodation

Lounge-Diner 23' 9" x 10' 9" (7.24m x 3.27m) Narrowing To 7'11" (2.42m)

Kitchen 10' 5" x 8' 7" (3.18m x 2.61m)

Bedroom One 11' 11" x 10' 5" (3.62m x 3.18m)

Bedroom Two 11' 6" x 9' 5" (3.51m x 2.88m)

Bedroom Three 8' 2" x 7' 3" (2.50m x 2.20m)

Bathroom 5' 7" x 6' 1" (1.69m x 1.86m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this mid-terrace family home situated within the popular residential area of Hounslow. The ground floor layout consists of a spacious lounge-diner and a modern kitchen. The first floor accommodation is comprised of three bedrooms and there is also a family bathroom. Additional benefits of the property include a garage in a near by block and an enclosed rear garden with gated rear access. The location provides easy access to the preferred schools, transport links and local amenities. No forward chain is offered and Brantons are sure that an early viewing will be essential to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Mid-Terrace Family Home
- Three Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Family Bathroom
- Garage In A Block
- Enclosed Rear Garden
- Popular Residential Area
- Foxhills & Hounslow Schools Catchments

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

Distances

Motorway: 3.0 miles

Southampton Airport: 10.2 miles

Southampton City Centre: 1.1 miles

New Forest Park Boundary: 1.0 miles

Train Stations Ashurst: 2.3 miles

Totton: 2.3 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the second exit. Take the second left onto Spicers Hill and turn left again onto The Drive.

Energy Performance

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

Energy performance certificate (EPC)



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 let F or G, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-requirements) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-requirements>).

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>



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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.

