



160, Salisbury Road, Totton, SO40 3LQ
£405,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned three-bedroom semi-detached home, ideally situated in a popular residential area of Totton, offering spacious accommodation, a versatile layout and excellent family orientated living. The ground floor begins with a welcoming entrance hall leading to a generous bay-fronted lounge, providing a bright and comfortable living space. To the rear of the property is a separate dining area which flows into a useful study, creating the ideal space for home working, or use as a playroom or hobby space. The modern refitted kitchen offers ample worktop and storage space, with convenient access to the rear garden. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with bay window and a comfortable second double bedroom. The third bedroom is ideal as a child's room, nursery or home office. A generously sized modern family bathroom completes the first-floor accommodation. Outside, the property benefits from a private rear garden, providing an excellent space for outdoor entertaining, relaxing or family enjoyment. The garden is laid to lawn with patio seating area, timber storage shed and an outside W.C. To the front, there is off-road driveway parking and gated side access. Conveniently located close to Totton town centre, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, well-regarded schools and further amenities. Excellent transport links, including Totton railway station and nearby access to the M27, make commuting to Southampton, the New Forest and surrounding areas straightforward. Offering spacious and versatile accommodation in a sought-after location, this attractive semi-detached home presents an excellent opportunity for buyers seeking a property they can enjoy immediately while also offering scope to personalise over time. Early viewing is highly recommended.

Features

- Semi-Detached Family Home Built c.1947
- Three Well Proportioned Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Open-Plan Dining Area
- Study Area & French Doors
- Modern Refitted Kitchen
- Four Piece Family Bathroom
- Driveway Parking
- Rear Garden Laid To Lawn With Patio Seating Area
- Convenient Location Within Totton

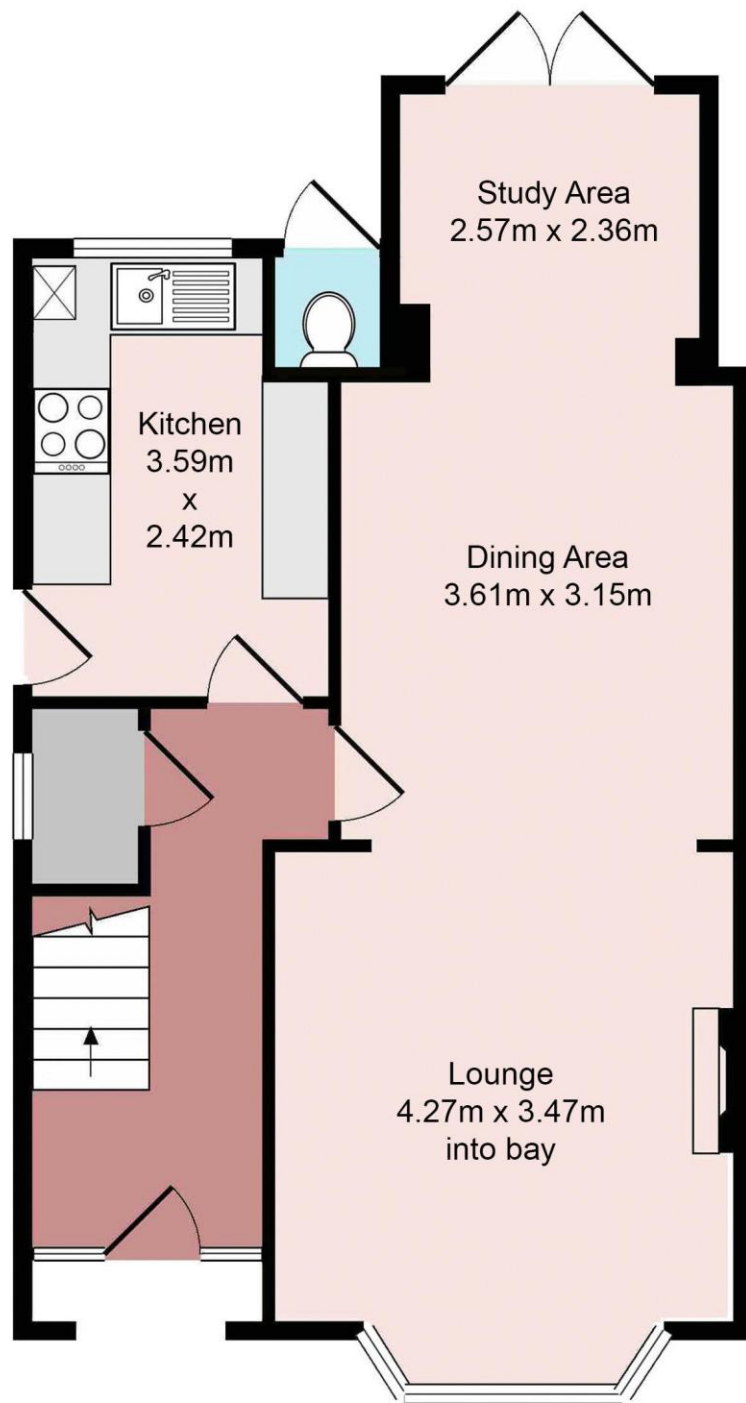


Area

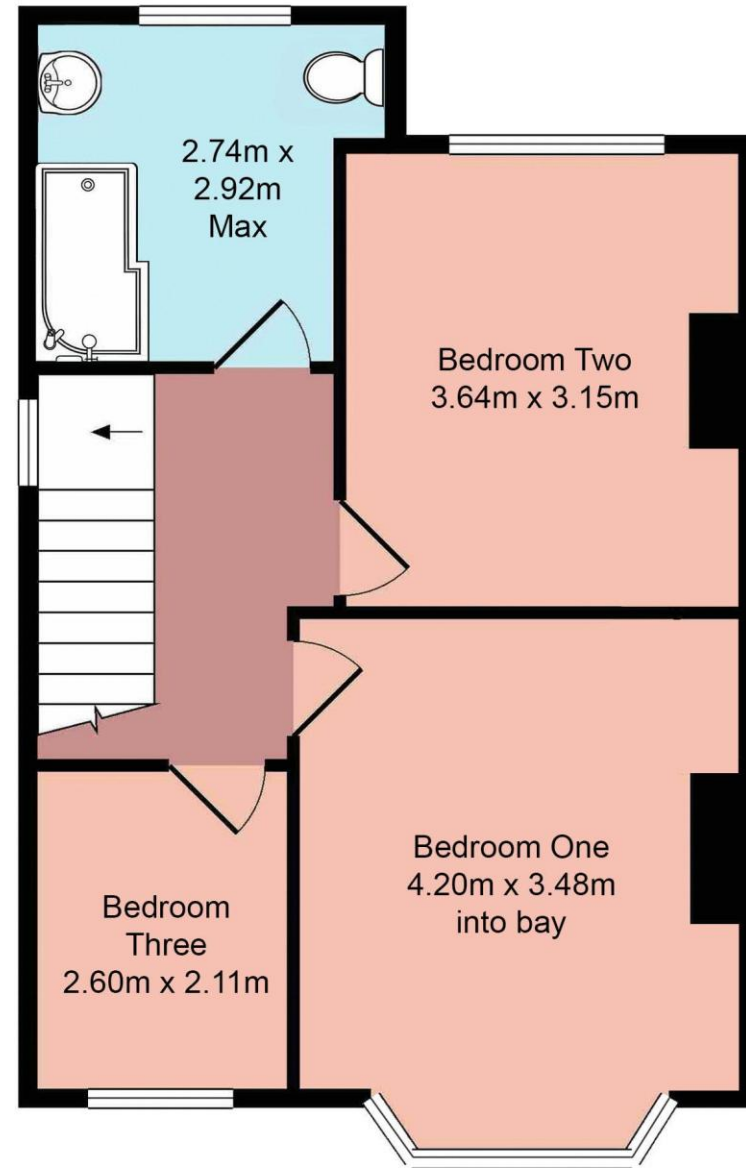
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





GROUND FLOOR



1ST FLOOR

Accommodation

Hall 12' 8" x 7' 0" (3.87m x 2.13m)

Lounge 14' 0" x 11' 5" (4.27m x 3.47m) Into Bay

Dining Area 11' 10" x 10' 4" (3.61m x 3.15m)

Study Area 8' 5" x 7' 9" (2.57m x 2.36m)

Kitchen 11' 9" x 7' 11" (3.59m x 2.42m)

Bedroom One 13' 9" x 11' 5" (4.20m x 3.48m) Into Bay

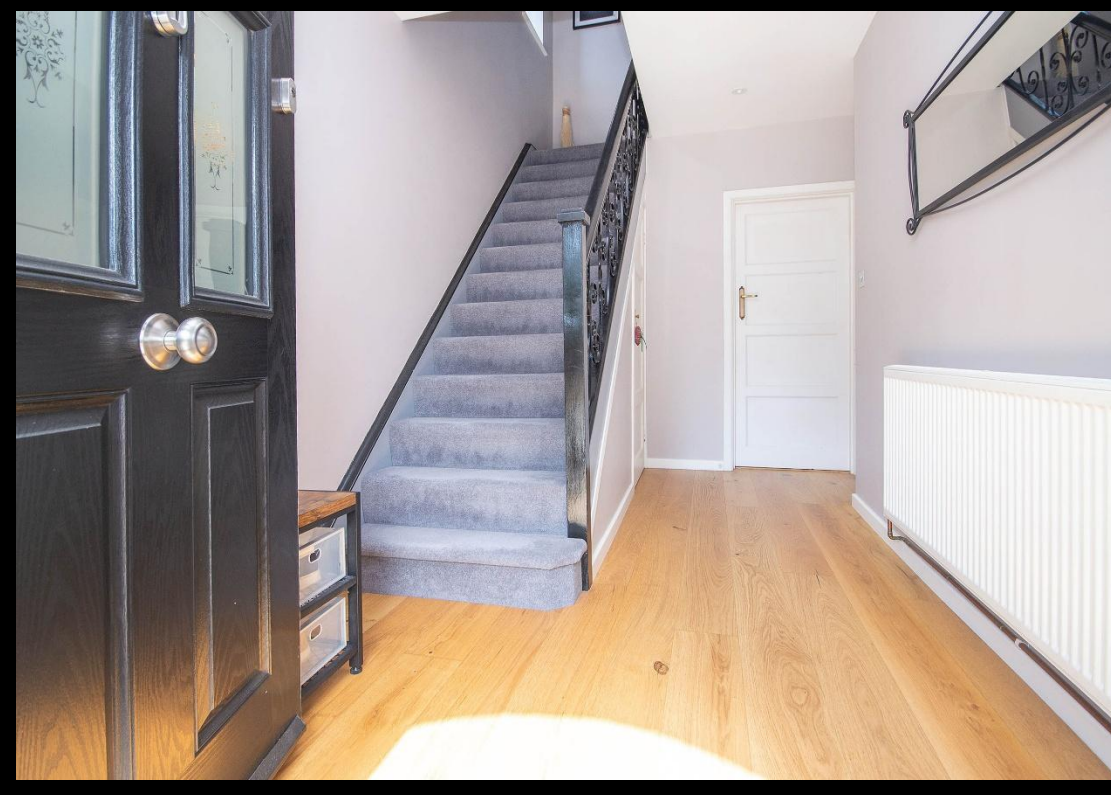
Bedroom Two 11' 11" x 10' 4" (3.64m x 3.15m)

Bedroom Three 8' 6" x 6' 11" (2.60m x 2.11m)

Bathroom 9' 0" x 9' 7" (2.74m x 2.92m) Max

W.C 2' 11" x 3' 3" (0.88m x 0.98m)





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: D
- Tenure Type: Freehold
- School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

160, Salisbury Road Totton SOUTHAMPTON SO40 3LQ	Energy rating E	Valid until: 27 May 2027
		Certificate number: 8653-7725-5500-3186-8996
Property type	Semi-detached house	
Total floor area	96 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 B.

[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

