

1, Winsor Road, Totton, SO40 9HQ

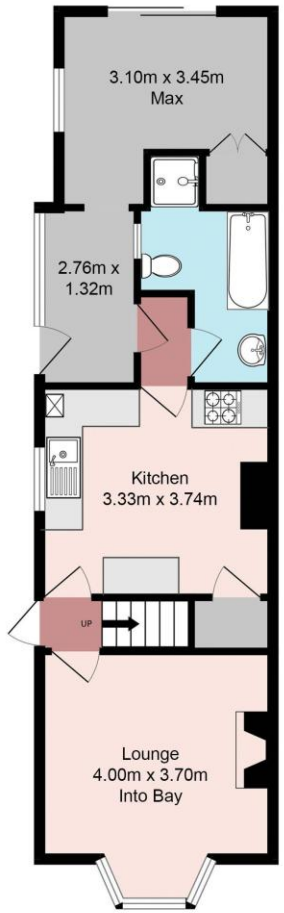
Guide Price £250,000

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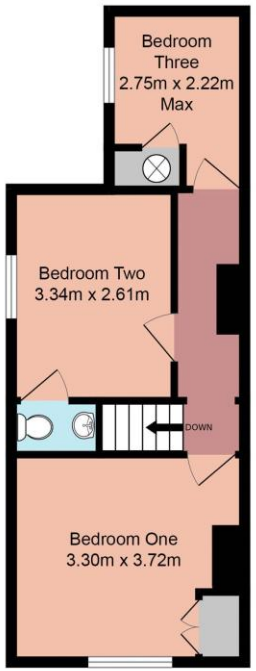




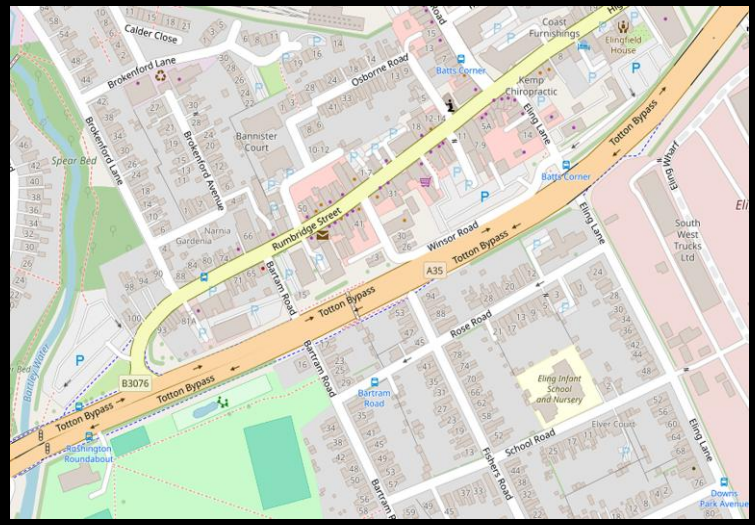


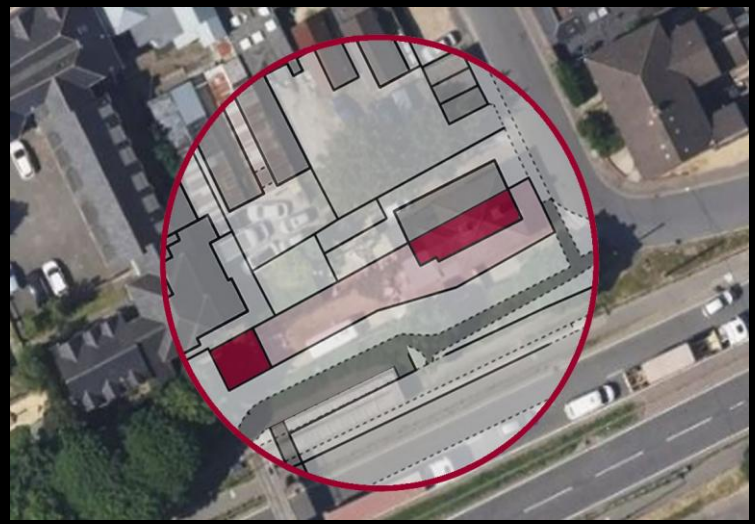


Ground Floor
49.0 sq.m. approx.



1st Floor
33.2 sq.m. approx.





Accommodation

Lounge - 13' 1'' x 12' 2'' (4.00m x 3.70m) Into Bay

Kitchen - 10' 11'' x 12' 3'' (3.33m x 3.74m)

Bathroom - 9' 3'' x 7' 1'' (2.82m x 2.17m) + Shower

Side Lobby - 9' 1'' x 4' 4'' (2.76m x 1.32m)

Rear Lobby - 10' 2'' x 11' 4'' (3.10m x 3.45m) Max

Bedroom One - 10' 10'' x 12' 2'' (3.30m x 3.72m)

Bedroom Two - 10' 11'' x 8' 7'' (3.34m x 2.61m)

En-suite W.C - 4' 8'' x 2' 9'' (1.41m x 0.85m)

Bedroom Three - 9' 0'' x 7' 3'' (2.75m x 2.22m) Into Cupboard

Garage/ Workshop - 16' 7'' x 16' 2'' (5.06m x 4.93m)

Property

Brantons Independent Estate Agents are delighted to present for sale this charming semi-detached family home, offering well-proportioned accommodation, with the added benefit of no forward chain. The ground floor accommodation comprises an entrance hall leading through to a generously sized lounge, featuring a pleasant bay window to the front aspect and a feature fireplace. There is a well-proportioned kitchen, providing ample space for storage and preparation. Futhermore, there is a four-piece family bathroom and a wraparound lobby. The first floor offers three bedrooms, comprising two good-sized double rooms with an en-suite W.C to bedroom two, and a further single bedroom at the rear. Externally, the property enjoys a particularly generous rear garden as part of a total plot 150ft in depth. The garden features a block-paved patio seating area, ideal for outdoor dining and entertaining, beyond which the garden is predominantly laid to lawn. A further notable feature is the substantial workshop/garage positioned towards the rear of the garden, offering excellent storage or potential for a variety of practical uses with power and lighting. To the side aspect, a driveway provides valuable off-road parking, with vehicular gates allowing convenient access through into the rear garden making it suitible for caravan or boat storage (subject to size). Conveniently situated within easy reach of a range of local shops, public houses, restaurants and everyday amenities, this property represents an excellent opportunity for first-time buyers, growing families and those seeking a home with generous outside space and useful ancillary accommodation. Offered for sale with no forward chain, an early viewing is highly recommended.

Features

- *NO FORWARD CHAIN*
- Charming Semi Detached Family Home
- Three Bedrooms
- Lounge with Bay Window & Feature Fireplace
- Kitchen
- Side & Rear Lobbies
- Four Piece Bathroom
- En-suite W.C
- Rear Garden Incoporating Large Workshop
- Situated to Nearby Shops, Restaurants and Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 2.0 miles

Southampton Airport: 6.0 miles

Southampton City Centre: 5.5 miles

New Forest Park Boundary: 2.0 miles

Train Stations

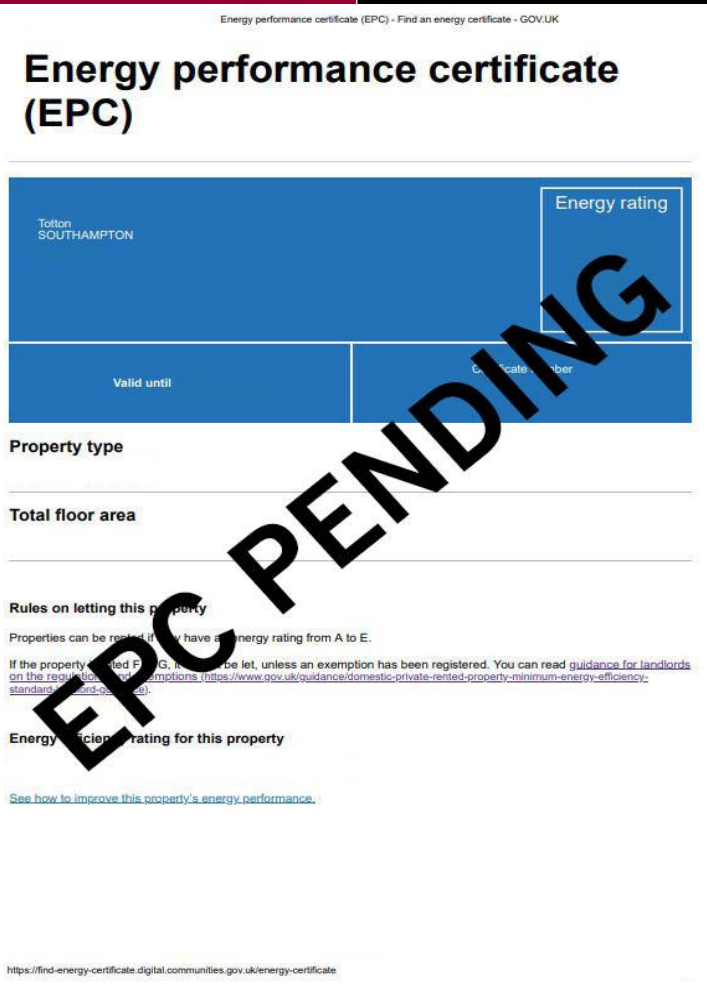
Ashurst: 0.4 miles

Totton: 2.5 miles

Directions

1) From our office, head right on to the roundabout and take the second exit onto Ringwood Road/A336. 2) Turn left at the next roundabout down Maynard Road 3) Continue on through the train gates. At the junction continue straight across on to Eling Lane. 4) Take the first right in to Winsor Road.

Energy Performance



The Property Ombudsman Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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