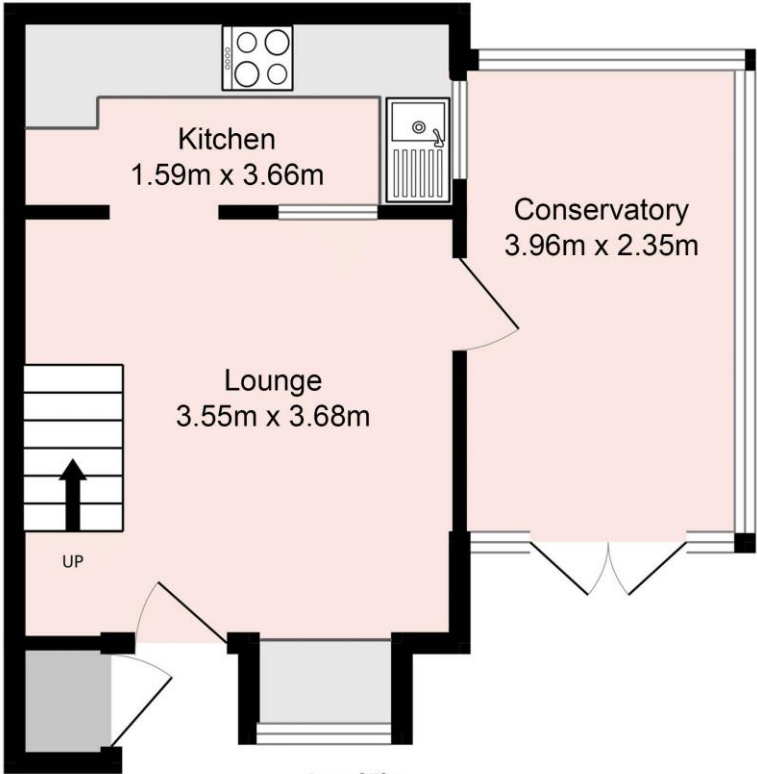


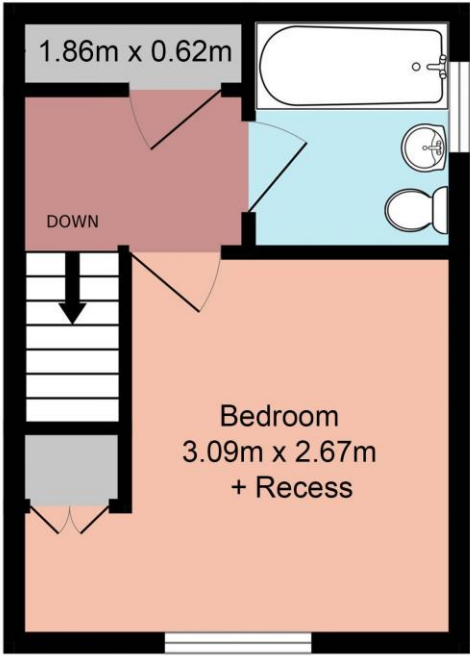


29, Alder Hill Drive, Totton, SO40 8JB
£230,000

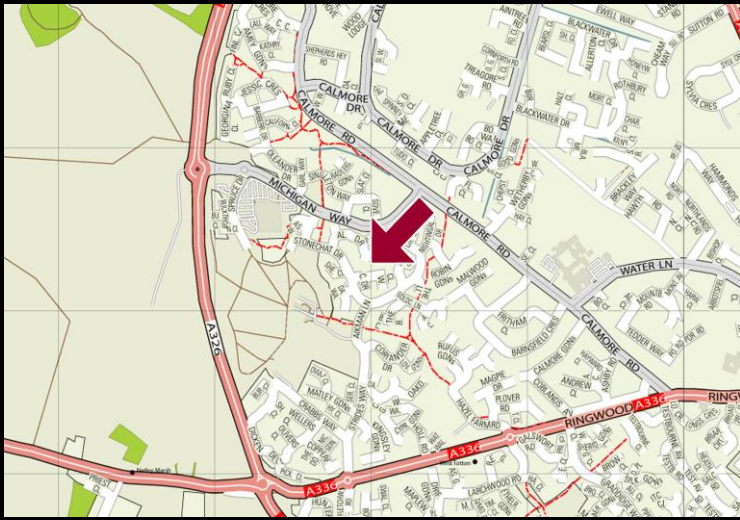
brantons



Ground Floor
30.2 sq.m. approx.



1st Floor
19.1 sq.m. approx.



Accommodation		
Lounge	- 11' 8" x 12' 1" (3.55m x 3.68m)	-
Kitchen	- 12' 0" x 5' 3" (3.66m x 1.59m)	-
Conservatory	- 13' 0" x 7' 9" (3.96m x 2.35m)	-
Bedroom	- 10' 2" x 8' 9" (3.09m x 2.67m) + Recess	-
Bathroom	- 6' 9" x 5' 6" (2.05m x 1.67m)	-

Property	
An exciting opportunity arises to acquire this modern corner house situated in a quiet cul-de-sac location within the popular residential area of West Totton.	
The ground floor layout is comprised of a lounge with box-bay window, modern refitted kitchen, and a good size UPVC conservatory (constructed c.2023). The first floor consists of a double bedroom with fitted wardrobe and a well proportioned bathroom and from the landing is a useful storage cupboard. Additional benefits of the property include allocated car parking and an enclosed garden that is laid to low maintenance artificial lawn with a small patio.	
In our opinion the property will be ideally suited to a first time buyer, 'Buy-To-Let- investor, or downsizer. An early viewing comes highly recommended to fully appreciate the location and accommodation this property has to offer.	

Features	
▪ Modern Quad House	▪ Bathroom
▪ Double Bedroom with Built in Wardrobe	▪ Gas Central Heating & UPVC Double Glazing
▪ Lounge-Diner	▪ Allocated Car Parking
▪ Modern Refitted Kitchen	▪ Enclosed Low Maintenance Garden
▪ UPVC Conservatory (Constructed c.2023)	▪ Quiet Cul-de-sac Location

Information	
Local Authority: New Forest District Council	
Council Tax Band: B	
Tenure Type: Freehold	
School Catchments	Infant: N/A
	Junior: N/A
	Senior: N/A

Distances	
Motorway: 2.4 miles	
Southampton Airport: 10.4 miles	
Southampton City Centre: 6.8 miles	
New Forest Park Boundary: 0.9 miles	
Train Stations	Ashurst: 3.3 miles
	Totton: 2.1 miles

Directions
From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. Take the third exit onto Crabb's Way. Take the first right onto Strides Way. Take second right into Aikman Lane. Take first left into Stonechat Drive. Take second right into Alder Hill Drive.

Energy Performance	
6/6/22, 1:25 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK	
Energy performance certificate (EPC) Totton SOUTHAMPTON SO40 8 Energy rating C Valid until: 28 December 2031 Certificate number: Property typeEnd-terrace house Total floor area39 square metres	
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).	
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy performance. ScoreEnergy rating 92+AB 81-91B 69-80C 55-68D 39-54E 21-38F 1-20G CurrentPotential 70 C 81 B	
The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	

