



32, Oakdene, Totton, SO40 8FW
£269,950

brantons

Accommodation

Lounge-Diner 16' 11" x 12' 0" (5.16m x 3.67m)

Kitchen 6' 11" x 8' 2" (2.12m x 2.50m)

Bedroom One 10' 10" x 9' 11" (3.30m x 3.02m) to wardrobes

Bedroom Two 10' 11" x 6' 9" (3.34m x 2.05m)

Bathroom 7' 11" x 4' 11" (2.42m x 1.51m)

Property

An opportunity arises to purchase this modern staggered mid terrace residence situated in a cul-de-sac location within the highly regarded residential area of West Totton. The accommodation comprises of two bedrooms, lounge-diner, kitchen and bathroom.

Additional benefits of the property include off road car parking, garage and an enclosed rear garden that enjoys a good degree of privacy with a sunny South Westerly aspect. The front of the property provides a wooded outlook surrounded by open amenity space. The location is set within short easy access to amenities including a primary school, shop and health centre as well as open green space. No forward chain is offered and Brantons suggest arranging an early internal inspection as immediate interest is expected.

Features

- *NO FORWARD CHAIN*
- Modern Mid Terrace Home
- Two Bedrooms Both Benefitting From Built in Wardrobes
- Spacious Lounge-Diner with French Doors
- Family Bathroom
- Off Road Parking & Garage
- Private Enclosed Rear Garden with Lawn & Patio Seating
- Ideal First Purchase or Rental Investment
- Popular Cul-de-sac Location with Pleasant Front Outlook

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments
Infant: Hazel Wood
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 2.6 miles
Southampton Airport: 10.7 miles
Southampton City Centre: 5.8 miles
New Forest Park Boundary: 0.5 miles
Train Stations
Ashurst: 3.2 miles
Totton: 2.0 miles

Directions

1) From our office, turn right onto the roundabout and take the 3rd exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the 2nd roundabout 3) Take the 3rd exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Turn the 2nd right onto Oakdene.

Energy Performance

Energy performance certificate (EPC)

32 Oakdene Totton SOUTHAMPTON SO40 8FW	Energy rating C	Valid until: 7 March 2033
		Certificate number: 6400-6684-0622-1200-3773

Property type: Mid-terrace house
Total floor area: 54 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

