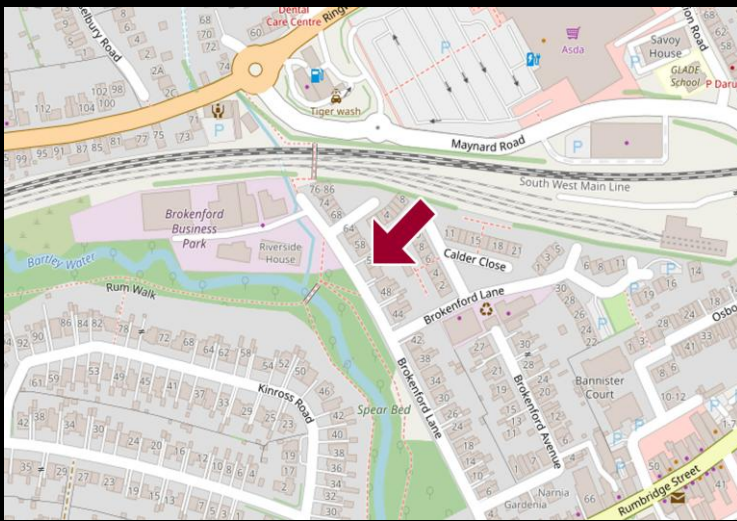
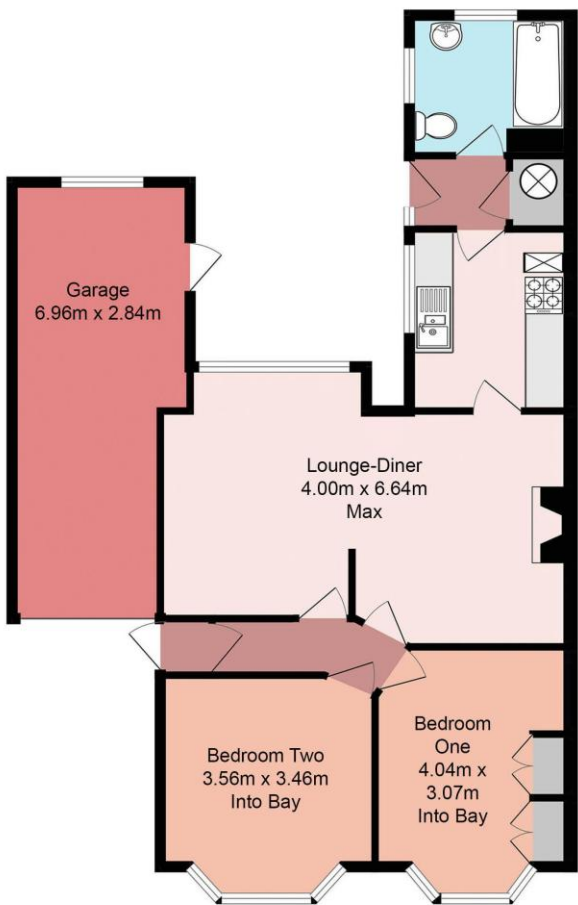




54, Brokenford Lane, Totton, SO40 9DX
£310,000

brantons



Accommodation	
Lounge-Diner - 13' 1" x 21' 9" (4.00m x 6.64m) Max	Garage - 22' 10" x 9' 4" (6.96m x 2.84m)
Kitchen - 9' 6" x 8' 6" (2.89m x 2.58m)	-
Bedroom One - 13' 3" x 10' 1" (4.04m x 3.07m) Into Bay	-
Bedroom Two - 11' 8" x 11' 4" (3.56m x 3.46m) Into Bay	-
Bathroom - 7' 4" x 8' 0" (2.24m x 2.43m)	-

Property

An exciting opportunity arises to acquire this extended semi-detached bungalow that can be purchased as a single dwelling or as a pair with the adjoining property that is currently configured with an inter-linking door via the party wall. These properties allow multi-generational family living between two separate homes but also the almost unique circumstance of both being accessed internally via a lockable door. The accommodation comprises of; Two double bedrooms, spacious lounge, dining room, kitchen and bathroom. Additional benefits of the property include, gated driveway parking leading to a garage and at the rear, a generous garden. No forward chain is offered and internal inspection is highly advised to fully appreciate the location and opportunity on offer.

Agents Notes - If the properties are sold separately the vendor will remove the inter-linking door and re-instate the block work party wall. A dividing boundary fence will also be erected in the rear garden clearly defining the properties boundaries.

Features	
NO FORWARD CHAIN - Extended Semi-Detached Bungalow - Two Double Bedrooms - Spacious Lounge-Dining Room - Kitchen	- Bathroom - Driveway Parking - Garage - Rear Garden - Close Proximity To Local Amenities & Transport Links

Information		Distances
Local Authority: New Forest District Council		Motorway: 1.2 miles
Council Tax Band: D		Southampton Airport: 8.5 miles
Tenure Type: Freehold		Southampton City Centre: 4.4 miles
School Catchments	Infant: Eling	New Forest Park Boundary: 1.6 miles
	Junior: Foxhills	Train Stations Ashurst: 3.1 miles
	Senior: Hounsdown	Totton: 0.5 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing through the train gates. 5) Turn right onto Rumbidge St. 6) Take the third right onto Brokenford Lane.

Energy Performance

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

Energy rating

Totton
SOUTHAMPTON

Valid until

Certificate number

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 not an EPC, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(MERS\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

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>

