

7, Kingsley Gardens, Totton, SO40 8ET

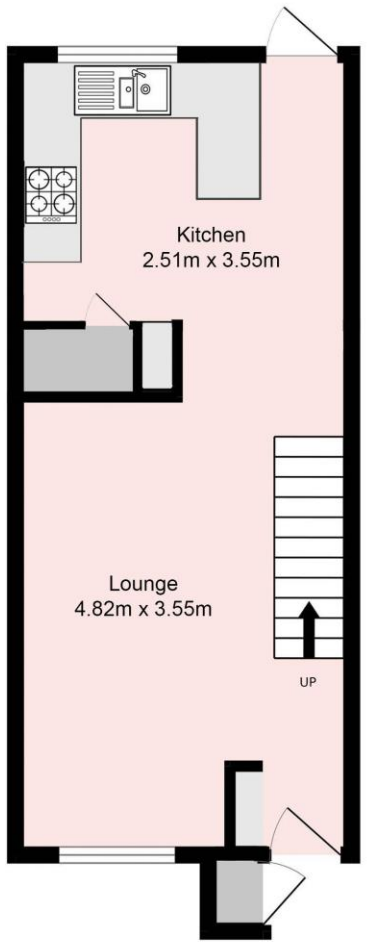
£244,500

brantons

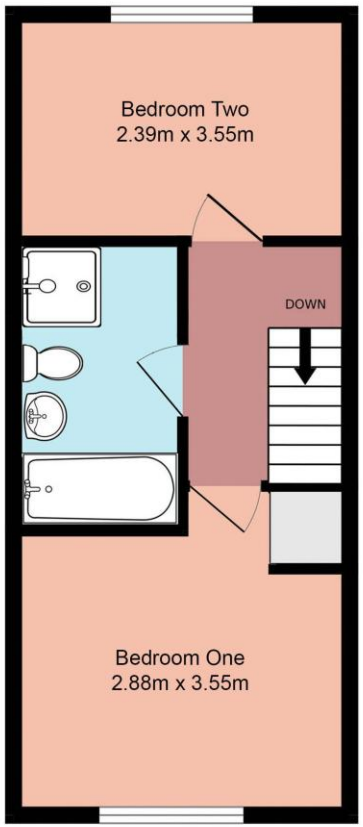




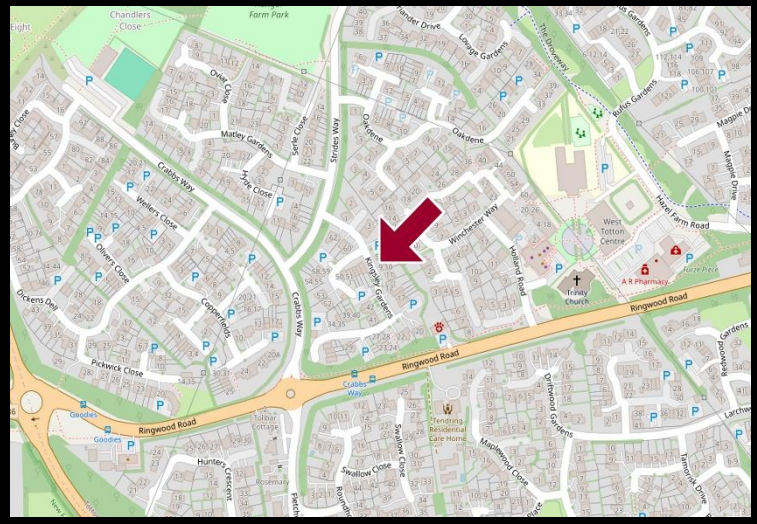


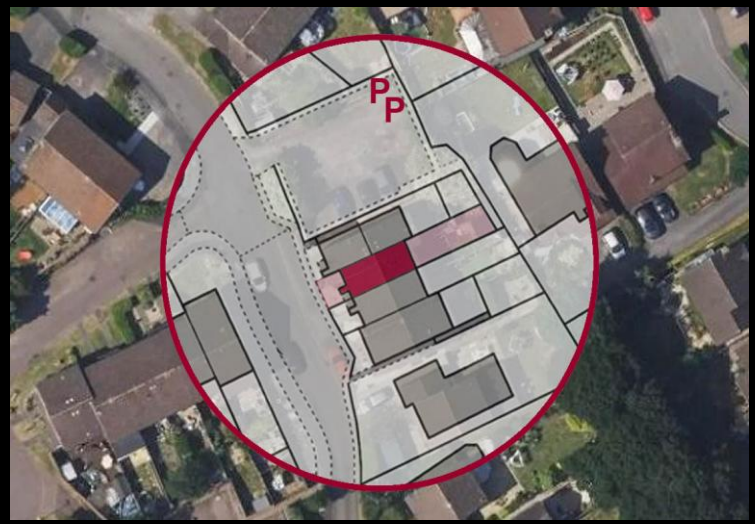


Ground Floor



1st Floor





Accommodation

Lounge - 15' 10'' x 11' 8'' (4.82m x 3.55m)	-
Kitchen - 11' 8'' x 8' 3'' (3.55m x 2.51m)	-
Bedroom One - 11' 8'' x 9' 5'' (3.55m x 2.88m)	-
Bedroom Two - 11' 8'' x 7' 10'' (3.55m x 2.39m)	-
Bathroom - 9' 5'' x 5' 6'' (2.86m x 1.68m)	-

Property

Brantons Independent Estate Agents are pleased to offer for sale this modern mid-terrace house situated in a quiet cul-de-sac location within the popular residential area of West Totton.

The ground floor accommodation is comprised of a spacious lounge-diner and a modern kitchen with glazed patio door. Upstairs consists of two double bedrooms and a four piece family bathroom.

Additional features include allocated car parking for two cars and a private enclosed garden with lawn, patio seating area, timber storage shed, and gated rear access. Brantons are sure that because of the enviable location on offer an early viewing will be necessary to avoid any later disappointment.

Features

- Modern Mid-Terrace Family Home
- Two Double Bedrooms
- Spacious Lounge-Diner
- Kitchen
- Four Piece Family Bathroom
- Allocated Parking
- Rear Garden
- Ideal First Purchase
- Gas Central Heating
- Quiet Cul-de-sac Within Highly Sought After Residential Area

Information

Local Authority:

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Abbotswood

Senior: Hounsdown / Testwood

Distances

Motorway: 2.4 miles

Southampton Airport: 10.6 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.5 miles

Train Stations

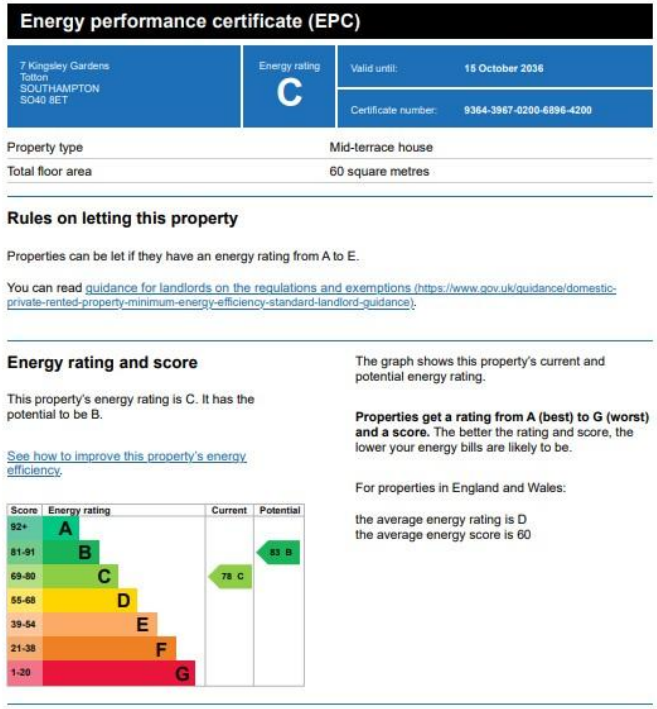
Ashurst: 3.0 miles

Totton: 1.9 miles

Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the first right into Kingsley Gardens and then the first right and the property will be on your left, towards the end of the cul-de-sac.

Energy Performance



Energy performance certificate (EPC)

7 Kingsley Gardens
Totton
SOUTHAMPTON
SO40 8ET

Energy rating: C

Valid until: 15 October 2036

Certificate number: 9364-3967-0200-6896-4200

Property type	Mid-terrace house
Total floor area	60 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).

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.











