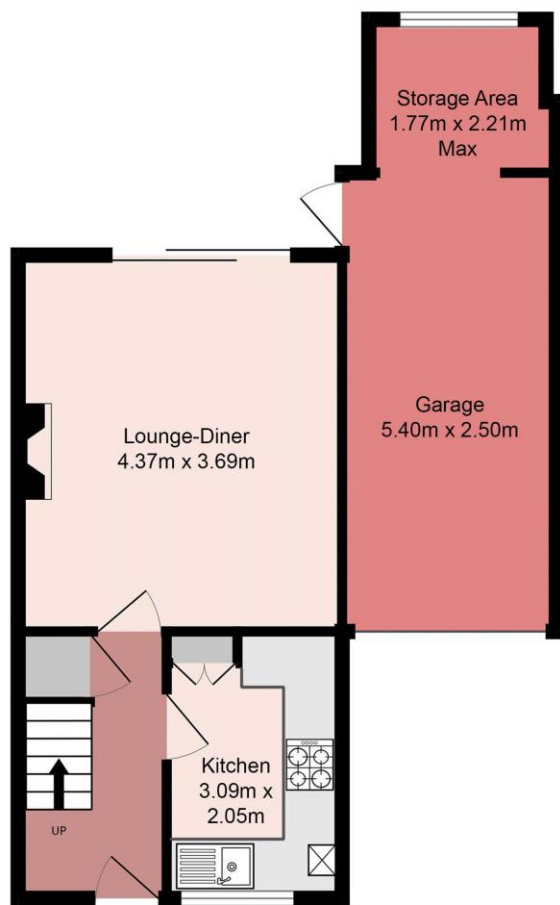


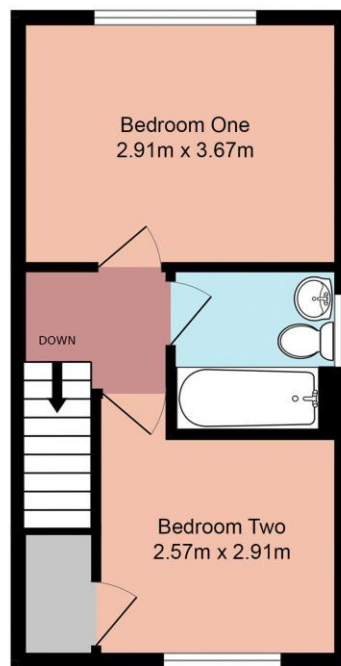


21, Friars Croft, Calmore, SO40 2SS  
£285,000

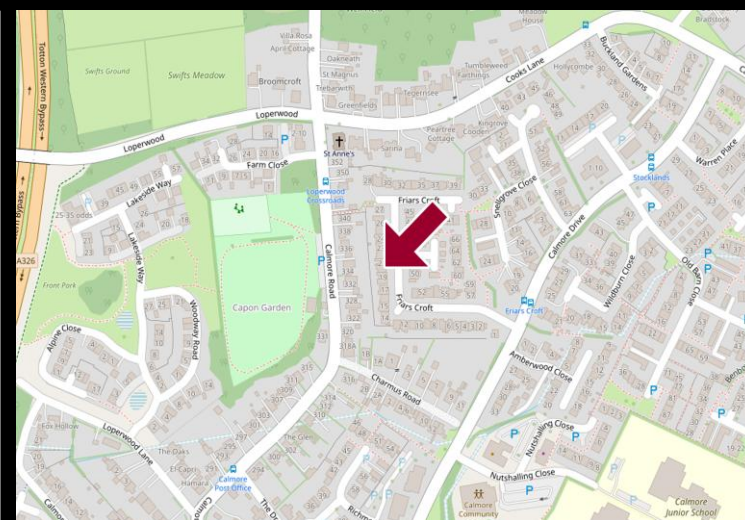




Ground Floor



1st Floor



## Accommodation

**Lounge-Diner** 14' 4" x 12' 1" (4.37m x 3.69m)  
**Kitchen** 10' 2" x 6' 9" (3.09m x 2.05m)  
**Bedroom One** 9' 7" x 12' 0" (2.91m x 3.67m)  
**Bedroom Two** 8' 5" x 9' 7" (2.57m x 2.91m)  
**Bathroom** 6' 6" x 6' 7" (1.97m x 2.00m)  
**Garage** 17' 9" x 8' 2" (5.40m x 2.50m)  
**Storage Area** 5' 10" x 7' 3" (1.77m x 2.21m) Max

## Property

Located in the ever popular residential area of Calmore, Brantons are pleased to offer for sale this spacious semi-detached house. The ground floor accommodation comprises of a good sized lounge-diner and a kitchen. Upstairs consists of two double bedrooms and a bathroom.

Additional benefits of the property include block paved driveway parking, garage and a sunny Westerly facing rear garden that is mainly laid to lawn with patio seating area. In our opinion this property would make an ideal first purchase or rental investment and an early viewing is suggested to avoid any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Semi Detached Family Home
- Two Double Bedrooms
- Lounge-Diner
- Kitchen
- Family Bathroom
- Driveway Parking & Garage
- Rear Garden
- Highly Sought After Cul-de-sac
- Ideal First Purchase or Rental Investment

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** B  
**Tenure Type:** Freehold  
**School Catchments**  
Infant: Calmore  
Junior: Calmore  
Senior: Testwood

## Distances

**Motorway:** 2.1 miles  
**Southampton Airport:** 10.0 miles  
**Southampton City Centre:** 6.2 miles  
**New Forest Park Boundary:** 0.9 miles  
**Train Stations**  
Ashurst: 4.9 miles  
Totton: 2.3 miles

## Directions

1) Head northwest on Salisbury Rd/A36. 2) At the roundabout take the first exit onto Calmore Drive. 3) Turn right to stay on Calmore Drive. 4) Take the second left to stay on Calmore Drive. 5) Take the second right into Friars Croft. The property will be found at the end of the road after the corner.

## Energy Performance

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

### Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

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 a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards for landlords \(EPC\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords).

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>

**EPC PENDING**



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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.

