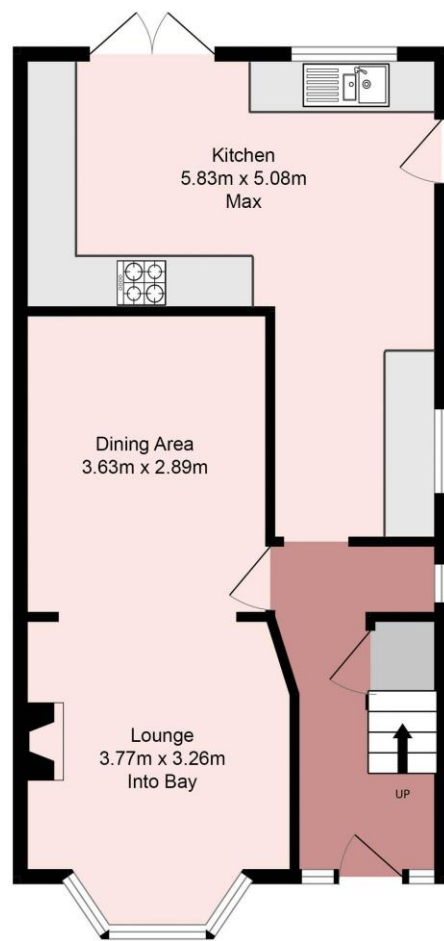


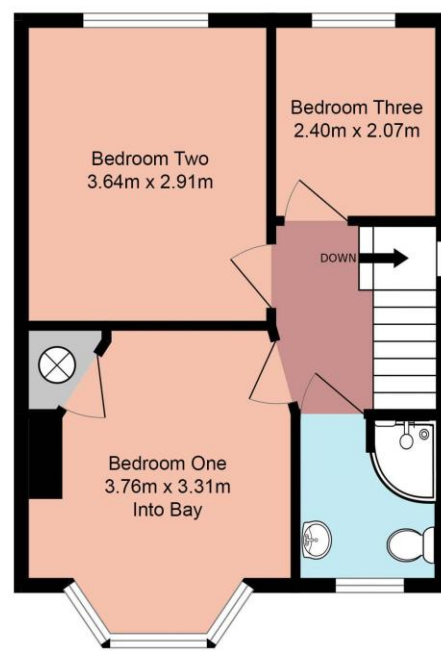


21, Morpeth Avenue, Totton, SO40 3QF
£405,000

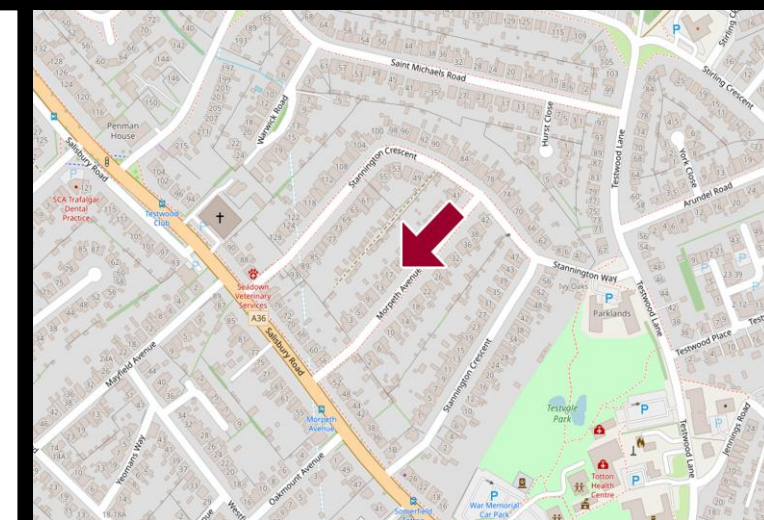
brantons



Ground Floor
50.7 sq.m. approx.



1st Floor
35.0 sq.m. approx.



Accommodation	
Lounge - 12' 4" x 10' 9" (3.77m x 3.28m) Into Bay	Bedroom Three - 7' 10" x 6' 9" (2.40m x 2.07m)
Dining Area - 11' 11" x 9' 6" (3.63m x 2.89m)	Shower Room - 6' 8" x 5' 5" (2.02m x 1.66m)
Kitchen - 19' 2" x 16' 8" (5.83m x 5.08m) Max	Shed/ Workshop - 18' 4" x 9' 9" (5.58m x 2.98m)
Bedroom One - 12' 4" x 10' 10" (3.77m x 3.31m) Into Bay	-
Bedroom Two - 11' 11" x 9' 7" (3.64m x 2.91m)	-

Property

Brantons Independent Estate Agents are delighted to offer for sale with no forward chain this well-presented three-bedroom semi-detached house, ideally situated in a convenient central Totton location. The property offers well-proportioned accommodation arranged over two floors, with a welcoming entrance hall leading to a bay-fronted lounge with feature fireplace, a separate dining area and a generous modern kitchen with French doors, side stable style door, and utility area. To the first floor are three bedrooms, including a bay-fronted master bedroom, along with a family shower room. Outside, the property benefits from driveway parking to the front, with gated side access leading to a private rear garden which is largely laid to lawn and incorporates a useful decked seating area, creating an ideal space for outdoor relaxation. The garden also benefits from a large workshop/shed, offering excellent additional storage or potential workspace. The location is positioned within easy short level walking distance of Totton town centre, local amenities, transport links and schools. An internal viewing is highly recommended to fully appreciate the space, flexibility and convenient central location this home has to offer.

Features	
NO FORWARD CHAIN	Contemporary Shower Room
Semi Detached Family Home	Driveway Parking
Three Bedrooms	Large Shed/ Workshop
Lounge-Diner	85ft Rear Garden Laid to Lawn with Decked Seating Area
Modern Kitchen with Utility Area	Convenient Totton Location

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Oakfield
	Junior: Oakfield
	Senior: Testwood

Distances	
Motorway: 1.1 miles	
Southampton Airport: 8.3 miles	
Southampton City Centre: 4.4 miles	
New Forest Park Boundary: 1.8 miles	
Train Stations	Ashurst: 3.5 miles
	Totton: 0.5 miles

Directions

1) From our office, head north on Salisbury Road for approximately 320 meters. 2) Turn right into Morpeth Avenue.

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

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>

