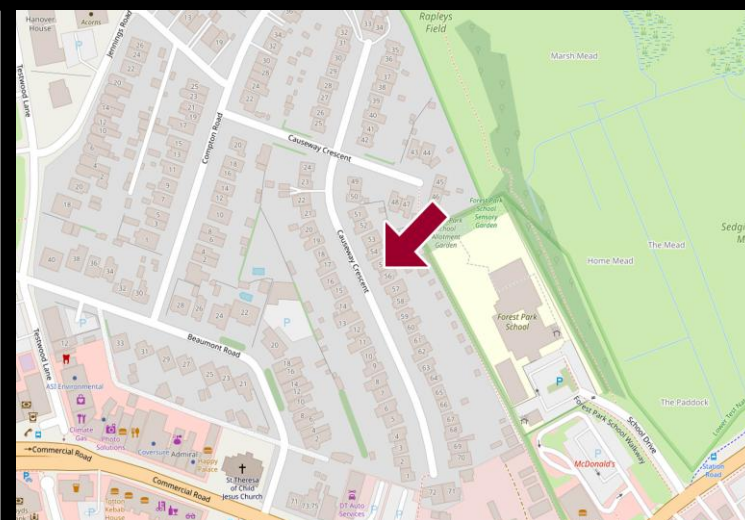
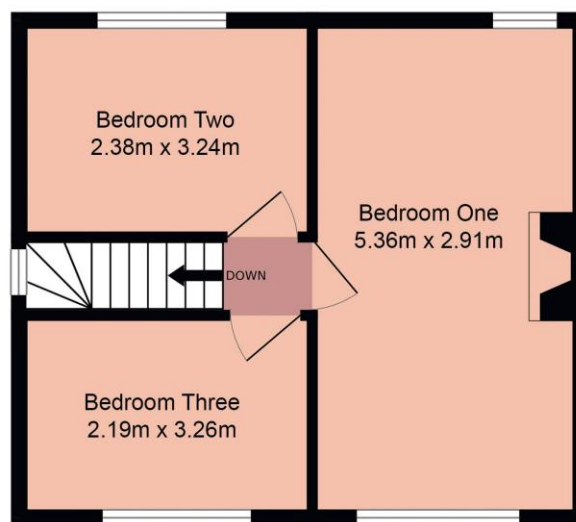
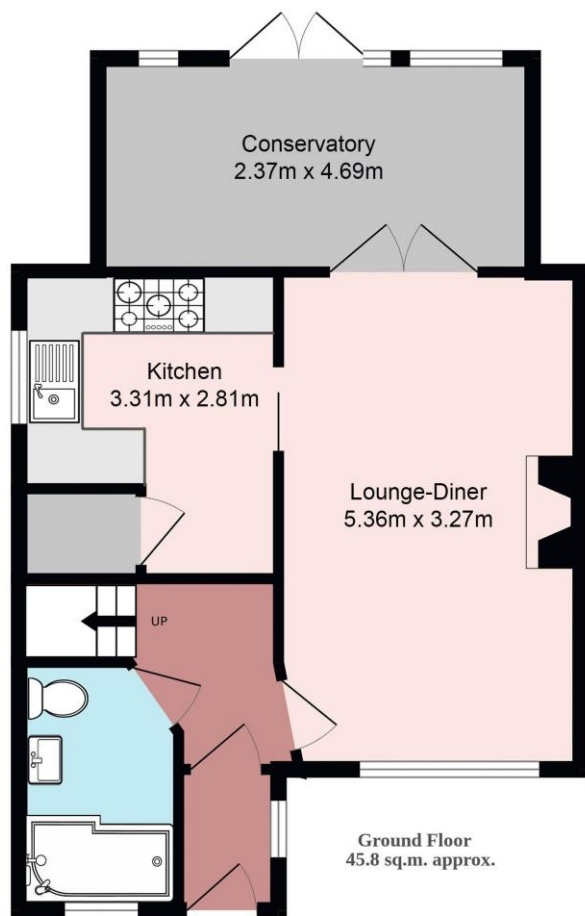




55, Causeway Crescent, Totton, SO40 3AY
£299,950

brantons



Accommodation	
Lounge-Diner - 17' 7" x 10' 9" (5.36m x 3.27m)	Bedroom Two - 7' 10" x 10' 8" (2.38m x 3.24m)
Kitchen - 10' 10" x 9' 3" (3.31m x 2.81m)	Bedroom Three - 7' 2" x 10' 8" (2.19m x 3.26m)
Bathroom - 8' 10" x 5' 10" (2.68m x 1.77m)	-
Conservatory - 7' 9" x 15' 5" (2.37m x 4.69m)	-
Bedroom One - 17' 7" x 9' 7" (5.36m x 2.91m)	-

Property
Situated in a convenient residential road within central Totton, Brantons are pleased to offer for sale this beautifully presented and extended semi-detached family home. The ground floor layout is comprised of a spacious lounge with feature fireplace and French doors leading to a conservatory which is set up as a dining area. There is a modern kitchen and a contemporary family sized bathroom. The first floor accommodation consists of three bedrooms with the master being a particularly generous size. Additional features of the property include driveway parking and a private rear garden that is mainly laid to lawn with a generous patio seating area. The location provides easy access to local amenities including shops, schools and transport links. An early viewing comes highly recommended to fully appreciate the local and accommodation on offer.

Features
- Semi-Detached Family Home - Three Bedrooms - Lounge With Feature Fireplace - Conservatory/ Dining Area with French Doors - Modern Kitchen - Family Bathroom - Driveway Parking - Private Rear Garden With Lawn & Patio Seating Area - Convenient Location Close To Amenities - Excellent Transport Links

Information	Distances
Local Authority: New Forest District Council Council Tax Band: B Tenure Type: Freehold School Catchments Infant: Lydlynch Junior: Abbotswood Senior: Testwood	Motorway: 1.0 miles Southampton Airport: 8.4 miles Southampton City Centre: 4.2 miles New Forest Park Boundary: 2.2 miles Train Stations Ashurst: 3.7 miles Totton: 0.4 miles

Directions
1) From our office head east on Salisbury Road/A36. 2) At the roundabout, take the first exit onto Library Road. 3) Continue onto Beaumont Road. 4) Turn left onto Compton Road. 5) Take the first right onto Causeway Crescent. 6) Take the first right to stay on Causeway Crescent.

Energy Performance

Energy performance certificate (EPC)

55, Causeway Crescent Totton SOUTHAMPTON SO40 3AY	Energy rating E	Valid until: 8 June 2030
		Certificate number: 0648-1046-7266-7200-3234

Property type: Semi-detached house

Total floor area: 69 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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

