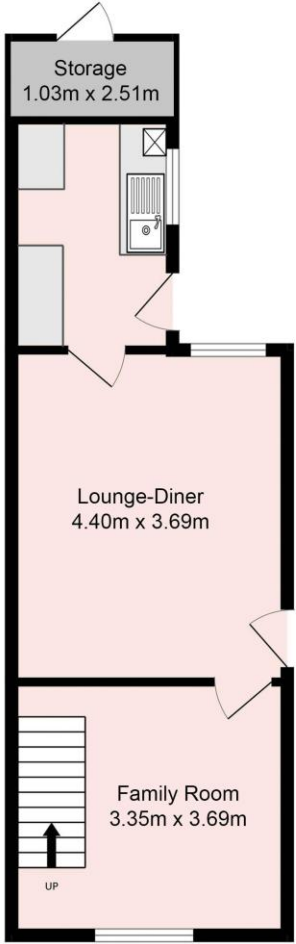


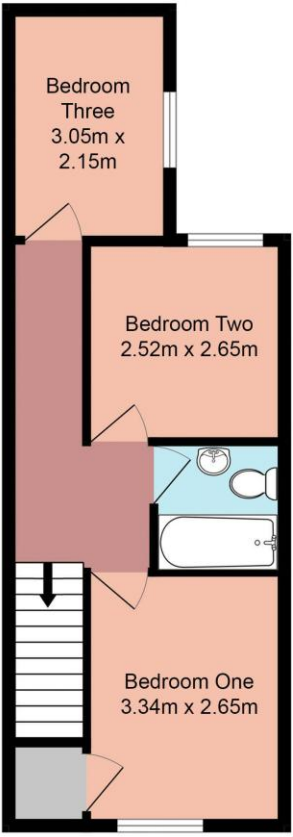


248, Salisbury Road, Totton, SO40 3LX
£315,000

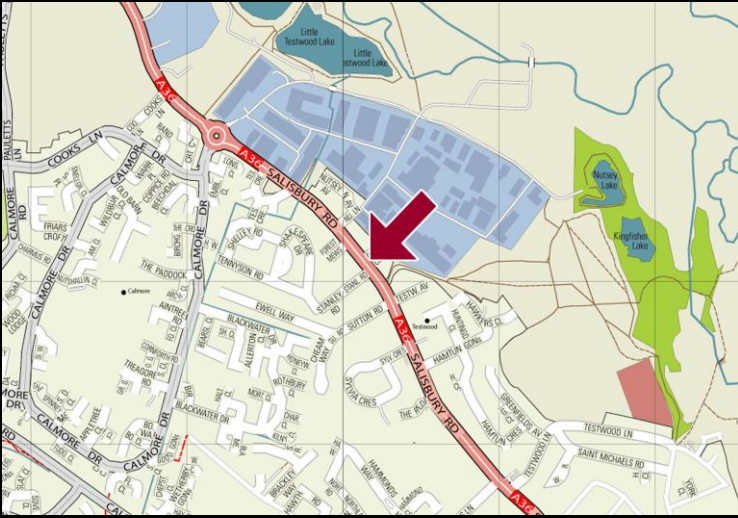
brantons



Ground Floor
37.4 sq.m. approx.



1st Floor
35.2 sq.m. approx.



Accommodation	
Lounge-Diner - 14' 5" x 12' 1" (4.40m x 3.69m)	Bedroom Two - 8' 3" x 8' 8" (2.52m x 2.65m)
Family Room - 11' 0" x 12' 1" (3.35m x 3.69m)	Bedroom Three - 10' 0" x 7' 1" (3.05m x 2.15m)
Kitchen - 10' 0" x 7' 0" (3.04m x 2.14m)	Bathroom - 5' 9" x 5' 8" (1.75m x 1.73m)
Storage - 3' 5" x 8' 3" (1.03m x 2.51m)	-
Bedroom One - 10' 11" x 8' 8" (3.34m x 2.65m)	-

Property
Offered with no forward chain, Brantons Independent Estate Agents are please to offer for sale this detached and character three-bedroom family home offering versatile living accommodation, and excellent potential to personalise, conveniently situated for local amenities, schools and transport links. The ground floor consists of a spacious lounge-diner offering ample space for both comfortable seating and family dining, with direct access to the kitchen. There is a family room positioned at the front of the property, providing a cosy second reception room that could equally be used as a playroom, or home office. The kitchen provides a practical working space and benefits from an external door to the garden. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom, a comfortable second double bedroom and a third bedroom that would make an ideal child's room, nursery or home office. A modern family bathroom completes the first-floor accommodation. Outside, the property has the use of a low maintenance rear garden mainly laid to shingle stone. There is also access to a useful and secure external store, ideal for bikes, garden equipment or workshop space. Furthermore, there is off road parking for at least two vehicles. We believe that this home is an ideal purchase for first-time buyers, growing families or investors alike.

Features	
NO FORWARD CHAIN - Detached Home - Three Bedrooms - Spacious Lounge-Diner - Family Room	- Kitchen - Modern Bathroom - Low Maintenance Rear Garden - Off Road Parking for at Least Two Vehicles - Conveniently Located

Information		Distances
Local Authority: New Forest District Council		Motorway: 1.8 miles
Council Tax Band:		Southampton Airport: 9.9 miles
Tenure Type: Freehold		Southampton City Centre: 5.1 miles
School Catchments	Infant: Oakfield	New Forest Park Boundary: 2.6 miles
	Junior: Oakfield	Train Stations Ashurst: 4.3 miles
	Senior: Testwood	Totton: 1.3 miles

Directions
From our office head northwest on Salisbury Road/A36, and continue for approximately one mile. The property will be found on the right hand side.

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 minimum energy efficiency standard (EPC rating). 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

