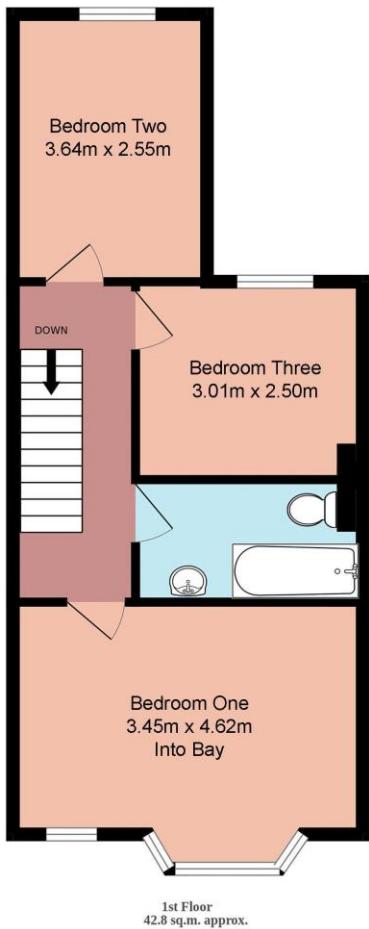




23, Downs Park Crescent, Totton, SO40 9GQ
£345,000

brantons



Accommodation

Lounge - 11' 5" x 12' 0" (3.48m x 3.66m) Into Bay
Kitchen-Diner - 13' 9" x 15' 1" (4.19m x 4.61m)
Utility Room - 6' 0" x 5' 7" (1.82m x 1.70m)
Downstairs W.C - 3' 9" x 2' 6" (1.14m x 0.76m)
Study - 5' 7" x 8' 5" (1.69m x 2.56m)

Property

Brantons Independent Estate Agents are delighted to offer to the market this charming character residence situated in the beautiful residential area of Eling. The ground floor layout is comprised of a lounge with bay window and feature fireplace, a refitted spacious kitchen-diner with patio door, useful utility room with W.C, and a study with French doors leading to the garden. The first floor accommodation consists of three generously proportioned bedrooms with the master being a particularly impressive size with bay window. From the landing there is a contemporary refitted family bathroom. To the rear of the property is the garden which is mainly laid to lawn and there is also a seating area. An added benefit is the off road parking for two vehicles at the rear of the property. The current owners have embarked on a programme of refurbishment in 2023 which includes; all new downstairs flooring, refitted kitchen and bathroom, and a new boiler. As a result, we believe the property's immaculate presentation allows any potential purchaser the ability to move straight in. The location is set within the preferred Foxhills & Houndsdown School catchments and is also within easy reach of picturesque walks. Brantons recommend an early viewing to avoid any later disappointment.

Features

- Charming Character Home in Highly Sought After Area
- Three Generously Proportioned Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Refitted Kitchen-Diner
- Utility Room With W.C
- Study With French Patio Doors
- Contemporary Refitted Family Bathroom
- Off Road Parking for at Least Two Vehicles
- Private Enclosed Rear Garden Mainly Laid to Lawn
- Preferred Houndsdown & Foxhills School Catchments

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Houndsdown

Distances

Motorway: 1.9 miles

Southampton Airport: 9.1 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 1.5 miles

Train Stations Ashurst: 2.9 miles

Totton: 0.7 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the second left onto Downs Park Road. At the end of the road, turn left onto Downs Park Crescent.

Energy Performance

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40	Energy rating C	Valid until: 16 September 2030
Property type Mid-terrace house		Certificate number

Property type
Mid-terrace house

Total floor area
88 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 current 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

