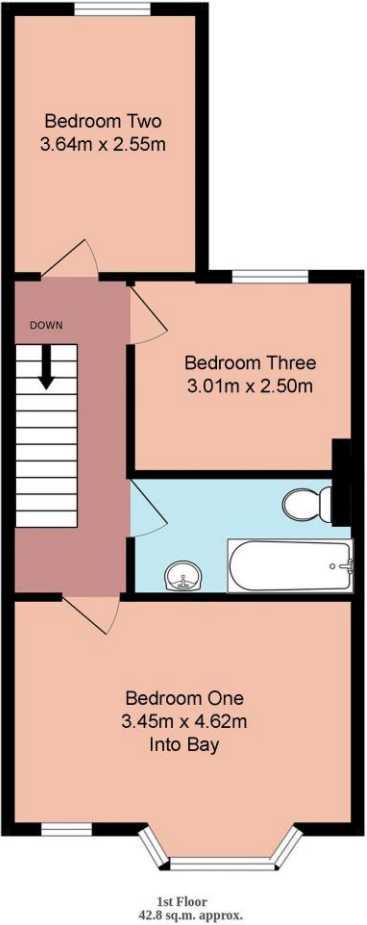




23, Downs Park Crescent, Totton, SO40 9GQ
£345,000

brantons



Accommodation	
Lounge - 11' 5" x 12' 0" (3.48m x 3.66m) Into Bay	Bedroom One - 11' 4" x 15' 2" (3.45m x 4.62m) Into Bay
Kitchen-Diner - 13' 9" x 15' 1" (4.19m x 4.61m)	Bedroom Two - 11' 11" x 8' 4" (3.64m x 2.55m)
Utility Room - 6' 0" x 5' 7" (1.82m x 1.70m)	Bedroom Three - 9' 11" x 8' 2" (3.01m x 2.50m)
Downstairs W.C - 3' 9" x 2' 6" (1.14m x 0.76m)	Bathroom - 5' 3" x 9' 9" (1.59m x 2.97m)
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 & Hounslow School catchments and is also within easy reach of picturesque walks. Brantons recommend an early viewing to avoid any later disappointment.

Features
<div><ul style="list-style-type: none">Charming Character Home in Highly Sought After AreaThree Generously Proportioned BedroomsLounge With Bay Window & Feature FireplaceRefitted Kitchen-DinerUtility Room With W.C</div> <div><ul style="list-style-type: none">Study With French Patio DoorsContemporary Refitted Family BathroomOff Road Parking for at Least Two VehiclesPrivate Enclosed Rear Garden Mainly Laid to LawnPreferred Hounslow & Foxhills School Catchments</div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.9 miles
Council Tax Band: B	Southampton Airport: 9.1 miles
Tenure Type: Freehold	Southampton City Centre: 5.1 miles
School Catchments	New Forest Park Boundary: 1.5 miles
Infant: Eling	Train Stations
Junior: Foxhills	Ashurst: 2.9 miles
Senior: Hounslow	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
Certificate number

Property typeMid-terrace house

Total floor area88 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

