

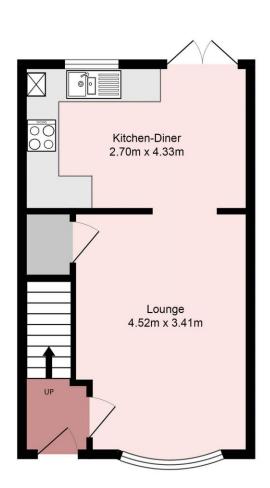
19, Roseleigh Drive, Totton, SO40 7JY £360,000

brantons

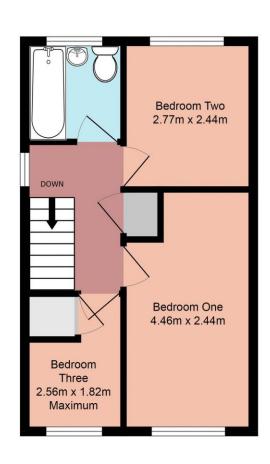








Ground Floor



1st Floor





Accommodation

Lounge 14' 10" x 11' 2" (4.52m x 3.41m)

Kitchen-Diner 8' 10" x 14' 2" (2.70m x 4.33m)

Bedroom One 14' 8" x 8' 0" (4.46m x 2.44m)

Bedroom Two 9' 1" x 8' 0" (2.77m x 2.44m)

Bedroom Three 8' 5" x 6' 0" (2.56m x 1.82m) Maximum

Bathroom 6' 1" x 5' 10" (1.86m x 1.79m)

Property

An opportunity arises to acquire this delightful end of terrace family home situated in the popular residential area of Ashurst Bridge. The ground floor is comprised of a spacious lounge with large storage cupboard, and there is a modern open-plan kitchen-diner with French doors. The first floor accommodation consists of three bedrooms and a stylish bathroom.

Additional features of the property include two allocated car parking spaces and a sunny South Westerly facing rear garden that is laid to lawn with a patio seating area, artificial lawn, and a timber storage shed. The property is set within a quiet cul-de-sac location and to fully appreciate the location and accommodation on offer. Brantons are sure that an early viewing comes highly recommended as strong interest is anticipated.

Features

- Modern End Of Terrace House
- Three Bedrooms
- Spacious Lounge
- Open-Plan Contemporary Kitchen-Diner
- Stylish Bathroom

- Parking For Two Vehicles
- Low Maintenance Sunny South Westerly Facing Garden
- Glow Worm Boiler (Fitted 2024)
- Quiet Cul-de-sac Location in Preferred School Catchments
- Service Charge £250 paid bi-annually

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments Infant: Foxbills

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 2.8 miles

Southampton Airport: 10.0 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 0.9 miles

Train Stations Ashurst: 2.5 miles

Totton: 2.2 miles

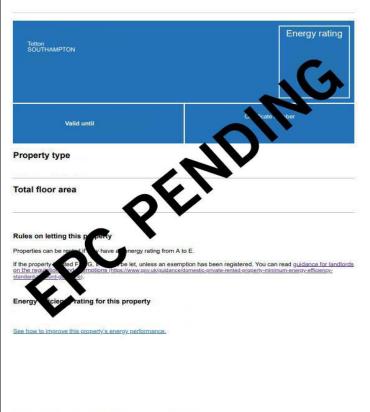
Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave. Turn left into Lackford Ave. Turn left into Bartley Avenue. Turn left into Rushington Lane and continue over the bridge. Turn right into Ibotson Way. Take the second right into Penhale Way. Turn right onto Roseleigh Drive.

Energy Performance

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Energy performance certificate (EPC)



https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

Ombudsma

🖔 Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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