

44, Bartram Road, Totton, SO40 9JG

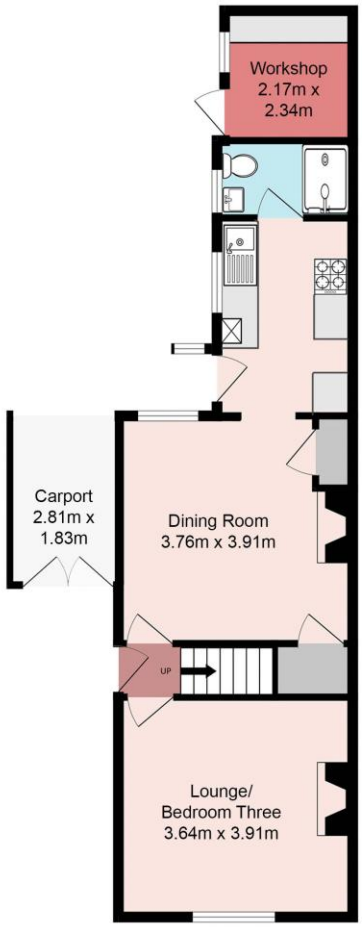
£275,000

brantons





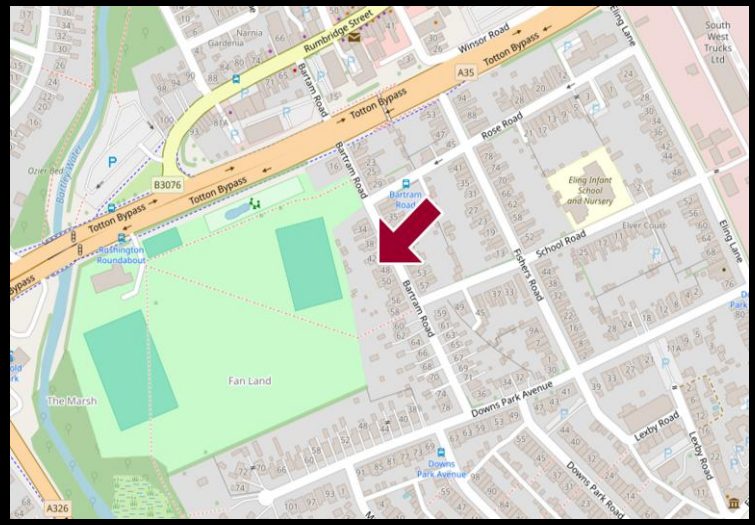




Ground Floor
51.3 sq.m. approx.



1st Floor
38.8 sq.m. approx.





Accommodation

Lounge/ Bedroom Three - 11' 11'' x 12' 10'' (3.64m x 3.91m)

Dining Room - 12' 4'' x 12' 10'' (3.76m x 3.91m)

Kitchen - 10' 10'' x 7' 5'' (3.29m x 2.25m)

Shower Room - 4' 0'' x 7' 5'' (1.21m x 2.26m)

Workshop - 7' 1'' x 7' 8'' (2.17m x 2.34m)

Carport - 9' 3'' x 6' 0'' (2.81m x 1.83m)

Bedroom One - 12' 3'' x 12' 10'' (3.74m x 3.91m)

En-suite - 10' 10'' x 7' 5'' (3.29m x 2.27m)

Bedroom Two - 12' 0'' x 12' 10'' (3.67m x 3.91m)

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Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned semi-detached family home situated within the popular residential area of Eling. The ground floor accommodation comprises an entrance hall leading through to a generously sized dining room, which offers ample space for a family dining table and provides an ideal setting for entertaining. There is a fitted kitchen to the rear with a range of storage units and work surfaces, together with a separate ground floor shower room. The lounge, which could alternatively be utilised as a third bedroom, offers further flexibility depending on a purchaser's requirements. To the first floor, there are two particularly well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite facilities. Externally, the property enjoys a good-sized rear garden which benefits from a desirable south-westerly aspect, providing plenty of afternoon and evening sunshine and an excellent space for outdoor dining, entertaining and relaxation. To the front, there is driveway parking, providing valuable off-road parking. Further benefits include a useful workshop, offering additional storage or potential space for hobbies and practical use, along with a covered carport. Conveniently positioned within Eling, the property is well placed for access to local amenities, transport links and the surrounding areas, making it an appealing proposition for a range of prospective purchasers. No forward chain is offered and an early viewing is highly recommended to appreciate the space, versatility and potential this property has to offer.

Features

- *NO FORWARD CHAIN*
- Two Good Size Bedrooms
- Lounge with Feature Fireplace
- Dining Room with Feature Fireplace & Large Cupboard
- Kitchen
- Shower Room
- En-suite to Master
- Workshop to Rear Aspect
- Driveway Parking & Carport
- Sizable South-Westerly Facing Rear Garden

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 1.6 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.9 miles

New Forest Park Boundary: 1.2 miles

Train Stations

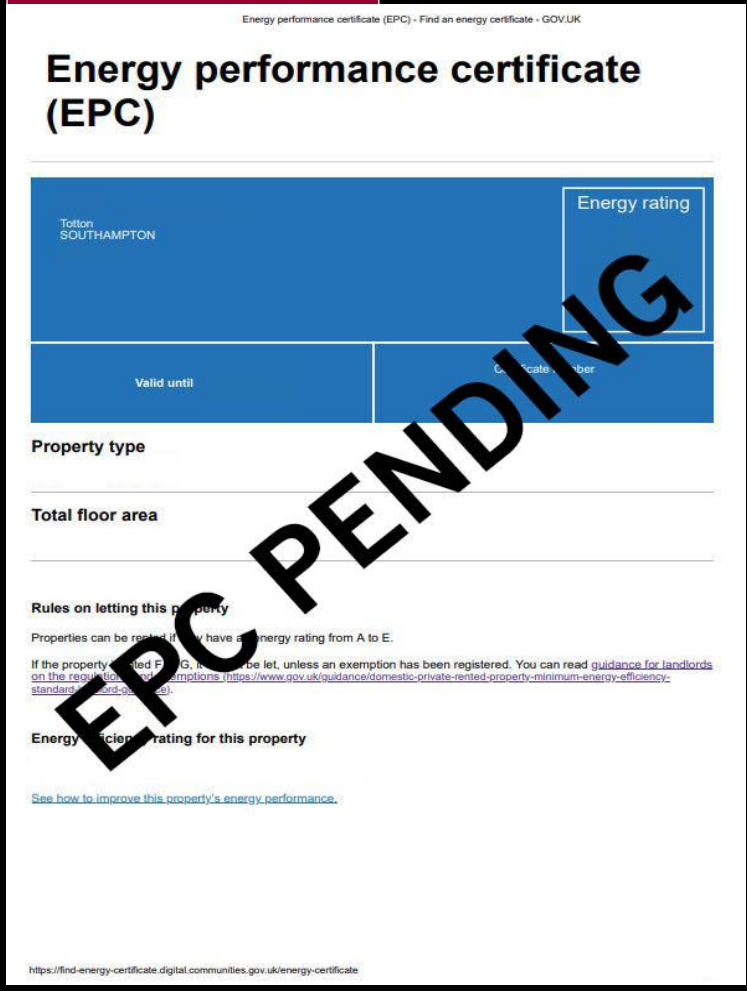
Ashurst: 2.7 miles

Totton: 1.1 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road/A336. At the next roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Continue to the end of the road until you reach Bartram Road.

Energy Performance



The Property Ombudsman

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