



33, Marybridge Close, Totton, SO40 9AQ
£450,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this immaculately presented detached bungalow situated within the highly sought after residential area of Rushington.

The property has been considerably refurbished and improved by the current owner to create a truly move-in ready home. As such, this bungalow has been thoughtfully updated and future-proofed, with considerable investment made throughout, and offers well-proportioned accommodation comprising an entrance hall, spacious lounge with feature fireplace and sliding patio doors, a refitted kitchen with integral appliances, three bedrooms, and a modern shower room. The master bedroom is a particularly generous size, and features dual aspect windows, whilst the remaining two bedrooms provide excellent flexibility for family, guests or home working.

Outside, the front of the property benefits from a resin bound driveway providing ample off-road parking, while to the rear is a beautifully landscaped and low maintenance garden featuring an artificial lawn, attractive patio seating area and established flower bed. The garden enjoys a good degree of privacy and further outdoor benefits include a summer house and a large workshop, providing excellent additional storage and potential for a variety of uses. Wonderfully presented throughout, this superb bungalow would make an ideal purchase for those seeking a high-quality, ready-to-move-into home with easy living in mind. No forward chain is offered and as a result of this, an early viewings comes highly recommended to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Immaculately Presented Detached Bungalow
- Three Bedrooms
- Lounge with Feature Fireplace & Sliding Patio Door
- Modern Refitted Kitchen with Integral Appliances
- Contemporary, Stylish Shower Room
- Resin Bound Driveway Parking
- Private Low Maintenance Landscaped Garden
- Summer House & Large Workshop
- Highly Regarded Residential Cul-de-sac Location

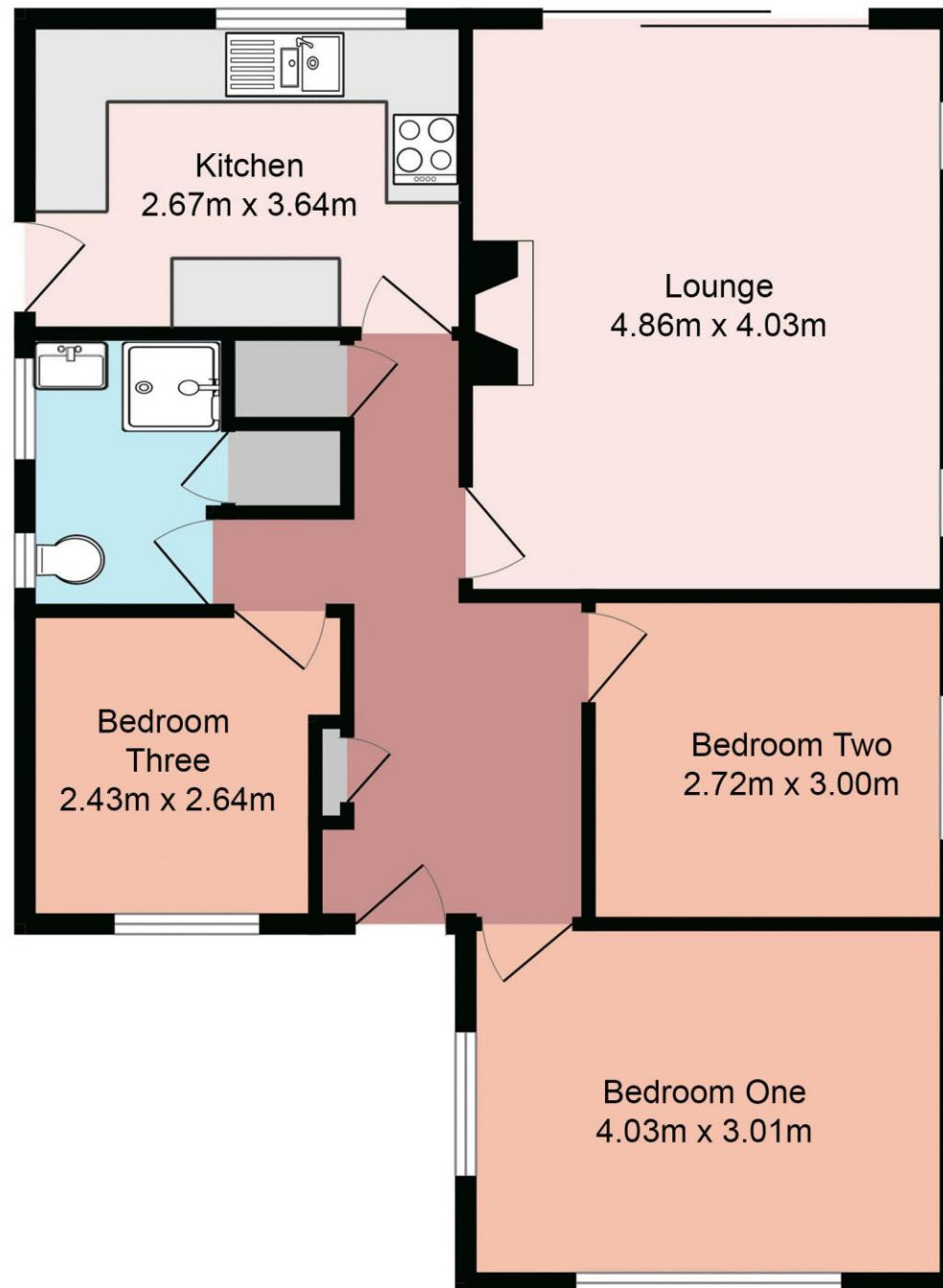


Area

Rushington is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of substantial family homes and bungalows. Rushington offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.

Just a short walk away, in Rumbridge Street, there are various shops as well as a local public house and a restaurant. The area also falls within the highly preferred Foxhills and Hounsdown school catchments.





Ground Floor

Accommodation

Lounge 15' 11" x 13' 3" (4.86m x 4.03m)

Kitchen 8' 9" x 11' 11" (2.67m x 3.64m)

Bedroom One 9' 11" x 13' 3" (3.01m x 4.03m)

Bedroom Two 8' 11" x 9' 10" (2.72m x 3.00m)

Bedroom Three 8' 0" x 8' 8" (2.43m x 2.64m)

Shower Room 7' 9" x 5' 6" (2.35m x 1.68m)

Workshop 17' 2" x 9' 3" (5.23m x 2.81m)





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 St 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 and continue on until you come to Marybridge Close.

Distances

- Motorway: 1.7 miles
- Southampton Airport: 9.0 miles
- Southampton City Centre: 5.0 miles
- New Forest Park Boundary: 0.8 miles
- Train Stations

Ashurst: 2.8 miles

Totton: 1.1 miles

Information

- Local Authority: New Forest District Council
- Council Tax Band: D
- Tenure Type: Freehold
- School Catchments

Infant: Eling

Junior: Foxhills

Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

33 Marybridge Close
Totton
SOUTHAMPTON
SO40 9AQ

Energy rating
C

Valid until: 10 September 2033
Certificate number: 8637-7021-0300-0311-0202

Property type

Detached bungalow

Total floor area

81 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 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		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

