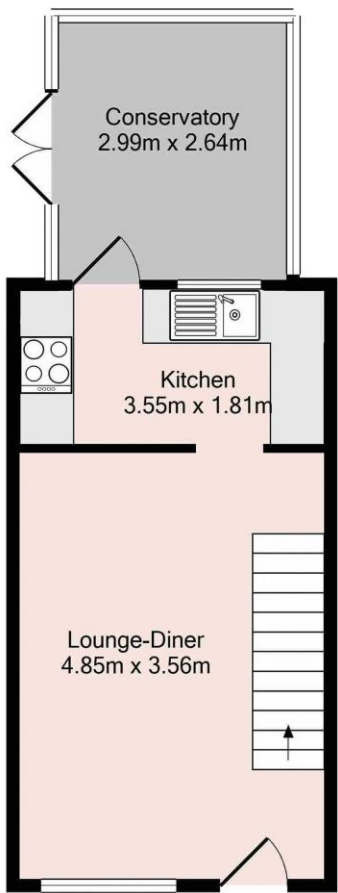


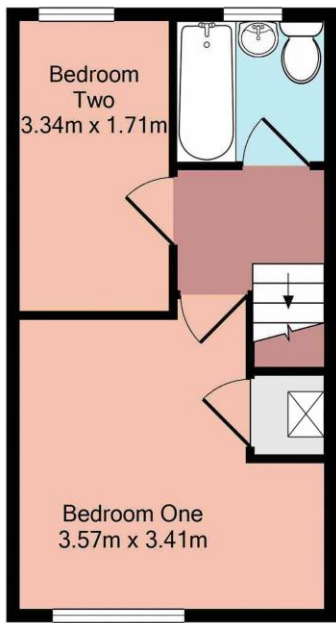


1, Milkwood Court, Totton, SO40 8FX  
£285,000

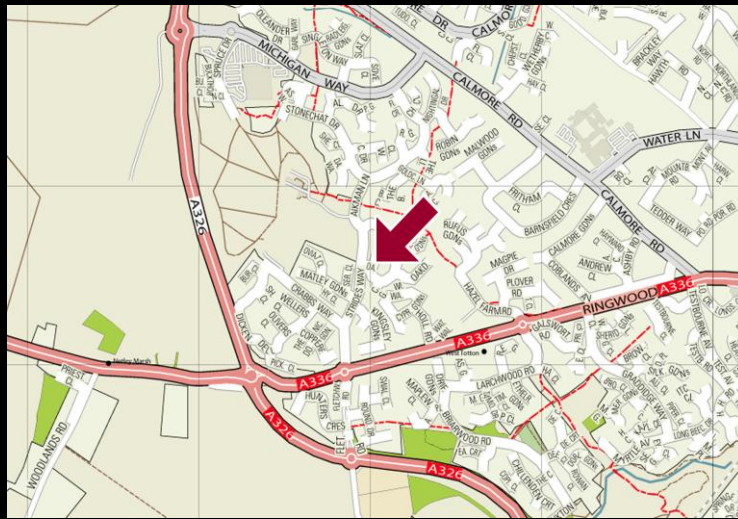
**brantons**



Ground Floor



1st Floor



| Accommodation                                     |                                           |
|---------------------------------------------------|-------------------------------------------|
| Lounge - 15' 11" x 11' 8" (4.85m x 3.56m)         | Bathroom - 5' 6" x 5' 10" (1.67m x 1.77m) |
| Kitchen - 5' 11" x 11' 8" (1.81m x 3.55m)         | -                                         |
| Conservatory - 9' 10" x 8' 8" (2.99m x 2.64m)     | -                                         |
| Bedroom One - 11' 2" x 11' 9" (3.41m x 3.57m) Max | -                                         |
| Bedroom Two - 10' 11" x 5' 7" (3.34m x 1.71m)     | -                                         |

| Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Brantons Independent Estate Agents are pleased to offer for sale this modern end of terrace house situated in a quiet cul-de-sac location within the popular residential area of West Totton.</p> <p>The ground floor layout is comprised of a spacious lounge-diner, modern kitchen, and a large conservatory. The first floor accommodation consists of two bedrooms and a bathroom. Additional features include allocated car parking and a private partially walled garden that boasts a sunny South-Westerly aspect and gated side access. Brantons are sure that because of the enviable location on offer an early viewing will be necessary to avoid any later disappointment.</p> |

| Features                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <ul style="list-style-type: none"> <li>End of Terrace Home</li> <li>Two Bedrooms</li> <li>Lounge-Diner</li> <li>Kitchen</li> <li>Conservatory</li> </ul> </div> <div> <ul style="list-style-type: none"> <li>Bathroom</li> <li>Partially Walled Rear Garden</li> <li>Ideal First Purchase or Buy To Let Investment</li> <li>Allocated Parking</li> <li>Quiet Cul-de-sac Location</li> </ul> </div> |

| Information                                                                                                                                                                                                                                                                     | Distances                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Local Authority: New Forest District Council</p> <p>Council Tax Band: B</p> <p>Tenure Type: Freehold</p> <p>School Catchments     Infant: Hazel Wood</p> <p>                                 Junior: Abbotswood</p> <p>                                 Senior: Testwood</p> | <p>Motorway: 2.6 miles</p> <p>Southampton Airport: 10.7 miles</p> <p>Southampton City Centre: 5.8 miles</p> <p>New Forest Park Boundary: 0.5 miles</p> <p>Train Stations     Ashurst: 3.2 miles</p> <p>                             Totton: 2.0 miles</p> |

| Directions                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. Take the third exit onto Crabbs Way. Take the first right onto Strides Way. Take the second right onto Oakdene. Turn left into Milkwood Court.</p> |

| Energy Performance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <div>4/6/22, 11:18 AM</div> <div>Energy performance certificate (EPC) – Find an energy certificate – GOV.UK</div> </div> <div> <div> <div>Energy performance certificate (EPC)</div> <div> <div> <div>Totton<br/>SOUTHAMPTON<br/>SO40 8</div> <div> <div>Energy rating</div> <div>D</div> </div> <div> <div>Valid until:</div> <div>5 April 2032</div> </div> <div> <div>Certificate number:</div> <div></div> </div> </div> <div> <div>Property type</div> <div>End-terrace house</div> </div> <div> <div>Total floor area</div> <div>48 square metres</div> </div> </div> <div> <div>Rules on letting this property</div> <div> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a>.</p> </div> </div> <div> <div>Energy efficiency rating for this property</div> <div> <p>This property's current energy rating is D. It has the potential to be B.</p> <p><a href="#">See how to improve this property's energy performance.</a></p> <div> <div> <div>Score</div> <div>Energy rating</div> <div>Current</div> <div>Potential</div> </div> <div> <div>92+</div> <div>A</div> <div></div> <div></div> </div> <div> <div>81-91</div> <div>B</div> <div></div> <div></div> </div> <div> <div>69-80</div> <div>C</div> <div></div> <div></div> </div> <div> <div>55-68</div> <div>D</div> <div>56   D</div> <div></div> </div> <div> <div>39-54</div> <div>E</div> <div></div> <div></div> </div> <div> <div>21-38</div> <div>F</div> <div></div> <div></div> </div> <div> <div>1-20</div> <div>G</div> <div></div> <div></div> </div> </div> </div> <div> <p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D</p> <p>the average energy score is 60</p> </div> </div> </div></div> |

