



Testwood Lane, Totton, SO40 3QR
Southampton

£350,000

Property Type: Semi Detached House

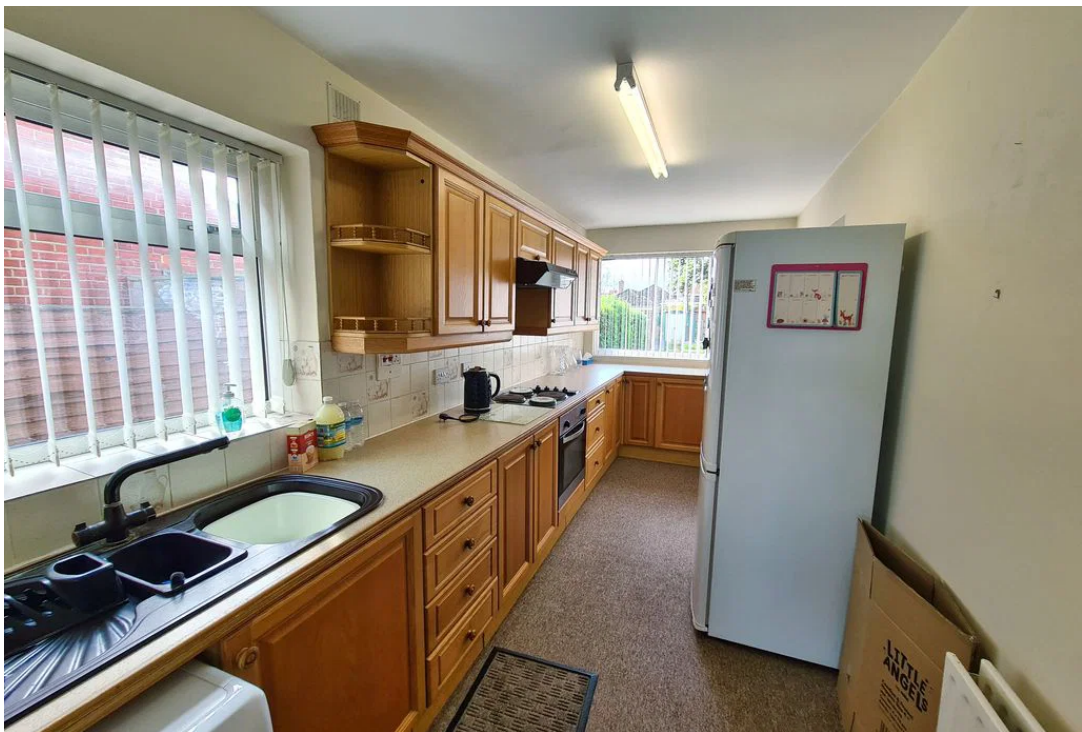
Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents offer for sale this 3 bedroom semi detached house located on a popular road within central Totton. Benefits include a spacious open plan lounge-dining room, conservatory, ground floor WC, rear/side aspect kitchen, refitted shower room, recently refitted gas boiler, off road parking and a beautifully landscaped rear garden. The property requires updating in many areas but remains very habitable throughout.

- Three Bedroom Semi Detached Home
- Popular Central Totton Location
- Excellent Scope For Modernisation
- Very Habitable And Well Maintained Throughout
- Spacious Open Plan Lounge Dining Room
- Ground Floor WC And Conservatory
- Refitted First Floor Shower Room
- Recently Refitted Gas Boiler
- Beautifully Landscaped Rear Garden
- Off Road Parking To Front

This well proportioned family home presents a fantastic opportunity for buyers looking to secure a property in a sought after and convenient Totton location, with the chance to update and personalise to their own taste over time. Although the property would now benefit from modernisation in a number of areas, it has clearly been cared for and remains comfortable, functional and entirely liveable from day one.





The property is approached via a practical frontage offering **off road parking**, leading to the main entrance door and into a welcoming entrance hall.

The **entrance hall** offers stairs rising to the first floor, radiator, textured ceiling, and a useful **ground floor WC** beneath the stairs, with doors leading to both the kitchen and the main lounge-dining room.

The **lounge-dining room** is a spacious open plan reception room extending from front to rear, creating an excellent main living space. To the front, the lounge area enjoys a lovely **bay window** and feature fireplace, whilst to the rear there is ample space for dining furniture. **Double wooden doors** open directly into the conservatory, helping the accommodation flow nicely into the garden-facing space beyond.

The **conservatory** provides a useful additional reception area overlooking the rear garden, ideal as a second sitting area, dining extension or garden room.

The **kitchen** is positioned to the rear/side of the property and benefits from both rear and side aspect windows, together with a side door opening into the conservatory. Fitted with work surfaces, matching eye and base level units, inset sink unit, integrated hob and oven, radiator, and space/plumbing for both a washing machine and tumble dryer, the kitchen remains functional and serviceable, whilst offering scope for updating in time.

The **first floor landing** benefits from a side aspect window, loft access, and doors leading to all first floor rooms.

Bedroom one is a generous front aspect principal bedroom featuring a **bay window**.

Bedroom two is a comfortable rear aspect double bedroom overlooking the rear garden.

Bedroom three is a practical single bedroom, ideal as a child's room, nursery, study or home office.

The **shower room** has been refitted and offers a more modern finish, comprising a **corner shower cubicle**, wash hand basin and low level WC.

Outside, the **rear garden** is a real standout feature, having been beautifully maintained and landscaped over the years. A **paved patio area** leads onto the main lawned garden, with flower bed borders, **garden shed**, **greenhouse**, and outside tap, creating a wonderfully cared for outside space.

Further Information

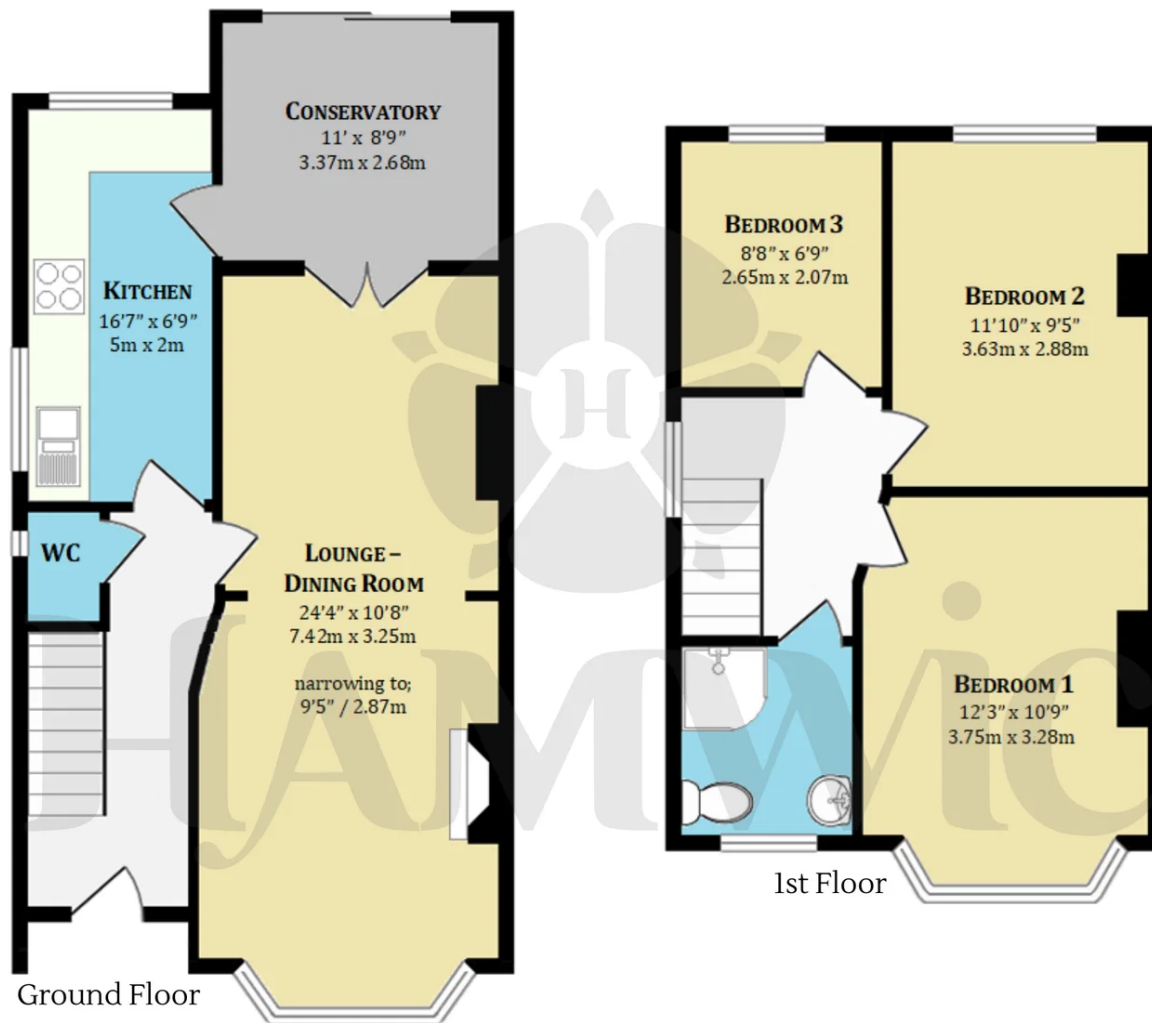
Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Mains Gas

Heating: Gas Central Heating (Recently Refitted Boiler)

Council Tax Band: C





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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