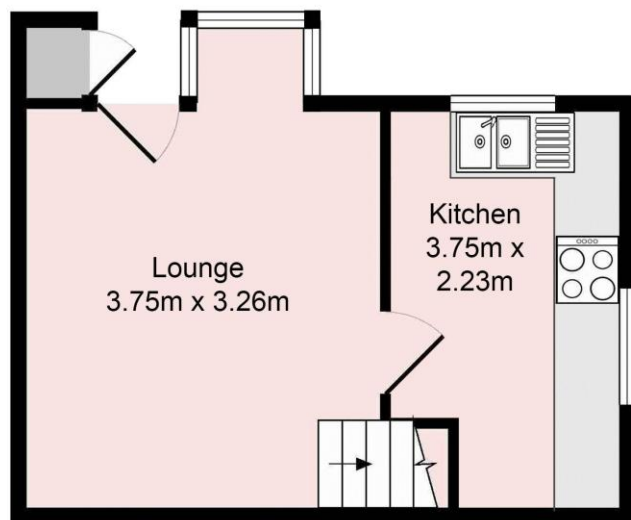




27, Birchlands, Totton, SO40 7QB
£240,000

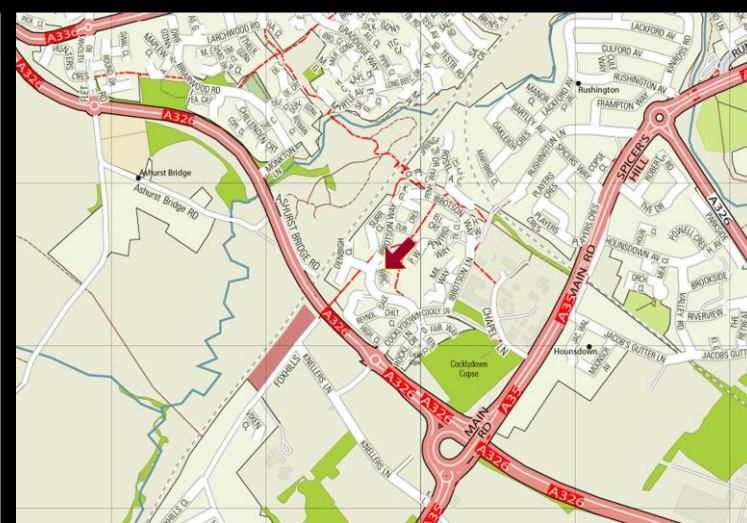
brantons



GROUND FLOOR



1ST FLOOR



Accommodation

Lounge 14' 11" x 10' 8" (4.54m x 3.26m) Into Bay

Kitchen 12' 4" x 7' 4" (3.75m x 2.23m)

Bedroom 12' 4" x 10' 7" (3.75m x 3.23m) Into Wardrobe

Bathroom 5' 10" x 7' 3" (1.77m x 2.22m)

Property

An opportunity arises to acquire this delightful starter home situated in the popular residential area of Ashurst Bridge. The accommodation comprises of a lounge-diner, modern kitchen, double bedroom with fitted wardrobes and bathroom. In our opinion this house is presented in a high standard of decorative order and benefits from UPVC double glazing and gas central heating.

Additional features of the property include allocated car parking and a larger than average enclosed garden that is mainly laid to lawn with patio seating area. The property would be ideally suited to first time buyers or a 'Buy-To-Let' investor. An early viewing comes highly recommended as strong interest is anticipated.

Features

- Modern Starter Home
- Lounge-Diner
- Modern Kitchen
- Double Bedroom
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking
- Enclosed Garden
- Ideal First Purchase Or Rental Investment

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: N/A
- Junior: N/A
- Senior: N/A

Distances

Motorway: 2.6 miles

Southampton Airport: 9.8 miles

Southampton City Centre: 5.8 miles

New Forest Park Boundary: 0.8 miles

Train Stations Ashurst: 2.3 miles

Totton: 2.1 miles

Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout take the first exit turning left onto Ibbotson Way. Take the first right into Birchlands. Turn right again and continue towards the end of the cul-de-sac where the property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)

| | | |
|---------------------------------|---------------------------|--------------------------------|
| Totton SOUTHAMPTON SO40 7 | Energy rating C | Valid until: 3 October 2032 |
| Certificate number: | | |
| Property type | Semi-detached house | |
| Total floor area | 41 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.

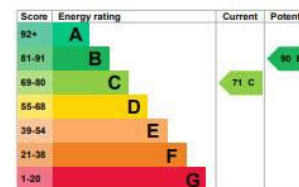
[See how to improve this property's energy efficiency.](#)

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



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

