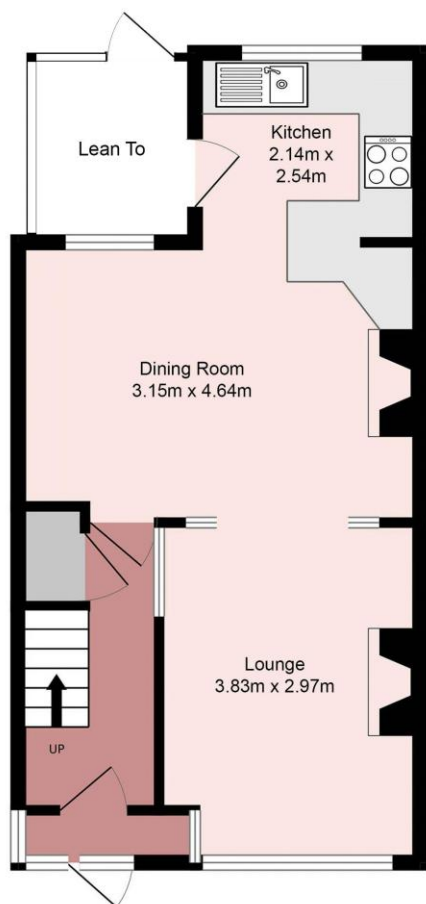


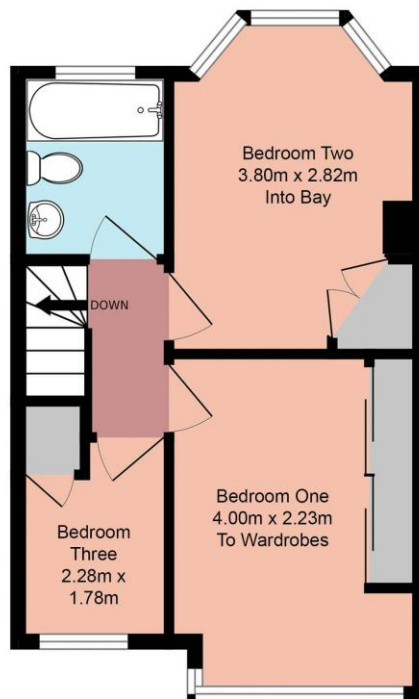


20, Cheam Way, Totton, SO40 3PL
£285,000

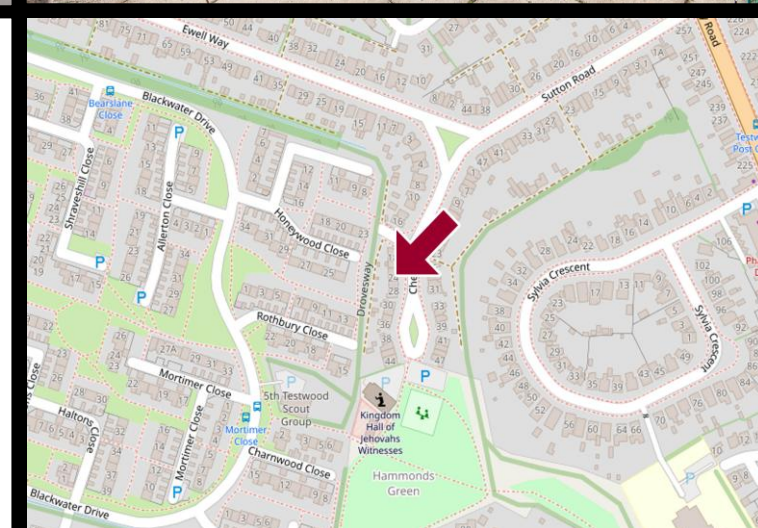
brantons



Ground Floor
36.3 sq.m. approx.



1st Floor
31.6 sq.m. approx.



Accommodation

Lounge 12' 7" x 9' 9" (3.83m x 2.97m)

Dining Room 10' 4" x 15' 3" (3.15m x 4.64m)

Kitchen 7' 0" x 8' 4" (2.14m x 2.54m)

Bedroom One 13' 1" x 7' 4" (4.00m x 2.23m) To Wardrobes

Bedroom Two 12' 6" x 9' 3" (3.80m x 2.82m) Into Bay

Bedroom Three 7' 6" x 5' 10" (2.28m x 1.78m)

Bathroom 6' 11" x 5' 7" (2.10m x 1.71m)

Property

Brantons Independent Estate Agents are delighted to present for sale this charming and well-proportioned terraced home, ideally suited to first-time buyers, young families, or buy-to-let investors. The ground floor accommodation begins with an entrance hall and staircase to the first floor. There is a comfortable lounge featuring a large window that allows plenty of natural light to flood the room, as well as a feature fireplace. The lounge is open plan with an impressive dining room providing an excellent space for both everyday living and entertaining, with ample room for a family-sized dining table and additional seating if desired. Adjacent to the dining area is a fitted kitchen with a practical layout, underfloor heating, and access into a lean to. On the first floor, there are three bedrooms and a family bathroom. The master bedroom is a generous double room and benefits from built-in wardrobes, while the second bedroom is another well-sized double featuring an attractive bay window. The third bedroom is ideal as a nursery, home office, or single bedroom. Outside, the front of the property provides driveway parking and the rear offers private enclosed rear garden space, providing a pleasant setting for outdoor relaxation and family enjoyment. This attractive home combines spacious living accommodation with excellent potential and represents a fantastic opportunity for purchasers seeking a well-balanced property in a convenient residential location. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Features

- Mid Terrace Family Home
- Three Bedrooms
- Lounge with Feature Fireplace
- Open Plan Dining Room
- Modern Kitchen with Under Floor Heating
- Combi Boiler Installed 2026
- Bathroom
- Block Paved Driveway Parking
- Low Maintenance Garden & Additional Land/ Parking to Rear
- Convenient Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Oakfield
- Junior: Oakfield
- Senior: Testwood

Distances

Motorway: 1.9 miles

Southampton Airport: 10.1 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 4.4 miles

Totton: 1.3 miles

Directions

1) From our office head North on Salisbury Road A/36. 2) Continue on for approximately 0.5 Miles. 3) Take the seventh left into Sutton Road. 4) Turn left into Cheam Way.

Energy Performance

Energy performance certificate (EPC)

20 Cheam Way Totton SOUTHAMPTON SO40 3PL	Energy rating C	Valid until: 8 May 2036
		Certificate number: 2336-4225-7600-0378-2206

Property type	Mid-terrace house
Total floor area	73 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 C.

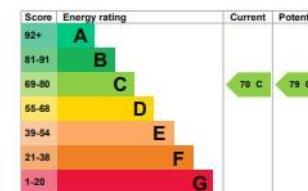
[See how to improve this property's energy efficiency.](#)

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.

