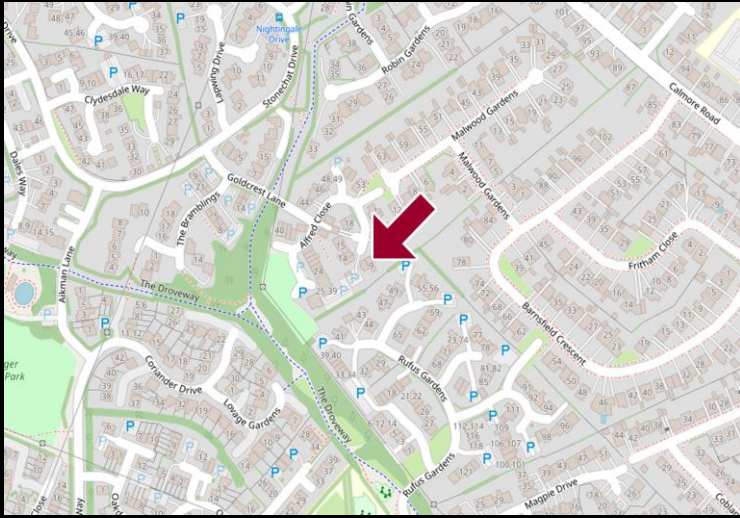
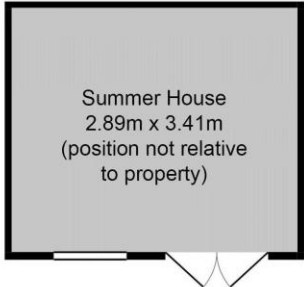
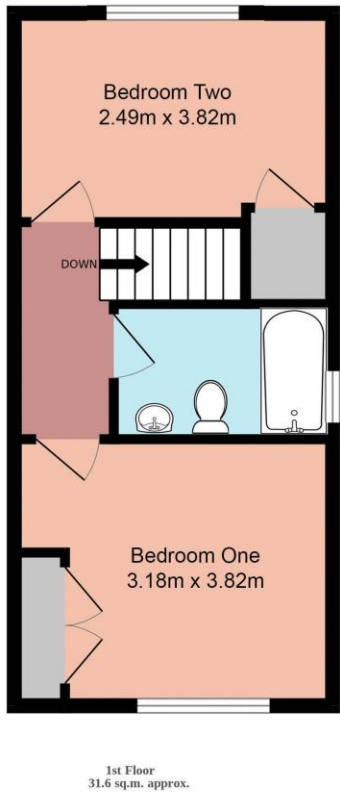
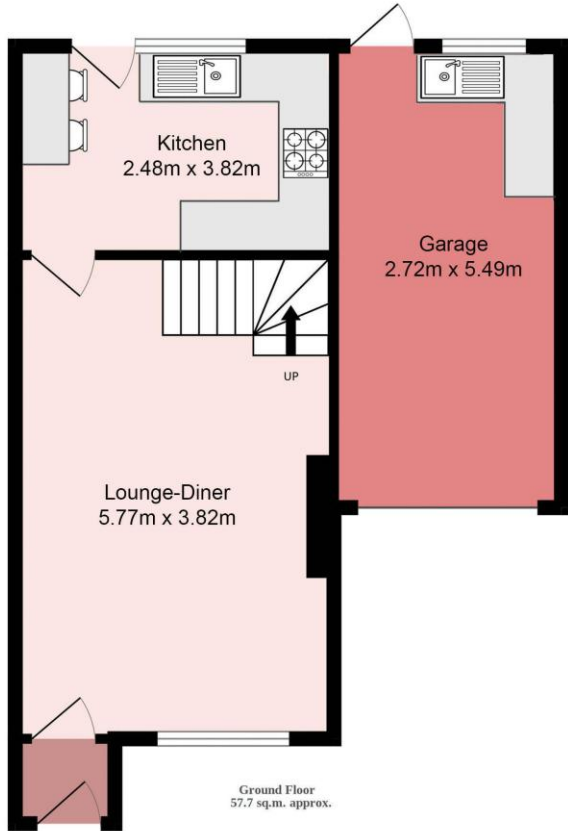




8, Alfred Close, Totton, SO40 8TD
£325,000

brantons



Accommodation	
Lounge-Diner	18' 11" x 12' 6" (5.77m x 3.82m)
Kitchen	8' 2" x 12' 6" (2.48m x 3.82m)
Bedroom One	10' 5" x 12' 6" (3.18m x 3.82m)
Bedroom Two	8' 2" x 12' 6" (2.49m x 3.82m)
Bathroom	4' 9" x 8' 6" (1.44m x 2.58m)
Garage	8' 11" x 18' 0" (2.72m x 5.49m)
Summer House	11' 2" x 9' 6" (3.41m x 2.89m)

Property
An exciting opportunity arises to acquire this beautifully presented mid terrace home situated in a preferred cul-de-sac location within the highly regarded residential area of West Totton. The ground floor layout begins with an entrance porch leading into a spacious lounge-diner and there is also a modern kitchen with breakfast bar. The first floor accommodation consists of two double bedrooms with fitted wardrobe to the master, and a luxurious refitted family bathroom. Additional features of the property include driveway parking that leads to a larger than average garage. There is also an enclosed rear garden that is largely laid to lawn with a patio seating area. The garden also incorporates a timber summer house ideal for dedicated hobbies or home working. This type of property makes for an ideal first purchase or downsize, and as a result of this, an early viewing will be essential to avoid any later disappointment.

Features
- Immaculately Presented Link Semi Detached Home - Two Double Bedrooms - Entrance Porch - Spacious Lounge-Diner - Modern Kitchen with Breakfast Bar - Refitted Family Bathroom - Driveway Parking Leading to Garage - Southerly Aspect Garden With Lawn & Patio Seating - Summer House Ideal for Hobbies or Home Working - Highly Sought After Location in Quiet Cul-de-sac

Information	Distances
Local Authority: New Forest District Council Council Tax Band: C Tenure Type: Freehold School Catchments Infant: Hazel Wood Junior: Abbotswood Senior: Testwood	Motorway: 2.5 miles Southampton Airport: 10.2 miles Southampton City Centre: 5.9 miles New Forest Park Boundary: 0.7 miles Train Stations Ashurst: 3.4 miles Totton: 2.0 miles

Directions
1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fourth left onto Goldcrest Lane. 6) At the end of the road turn right into Alfred Close.

Energy Performance
Energy performance certificate (EPC) 8 Alfred Close Totton SOUTHAMPTON SO40 8TD Energy rating D Valid until: 9 February 2033 Certificate number: 7021-9724-0427-0908-0723 Property type Semi-detached house Total floor area 64 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). Energy rating and score This property's energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency. Score Energy rating Current Potential 92+ A 88 B 81-91 B 69-80 C 55-68 D 63 D 39-54 E 21-38 F 1-20 G 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

