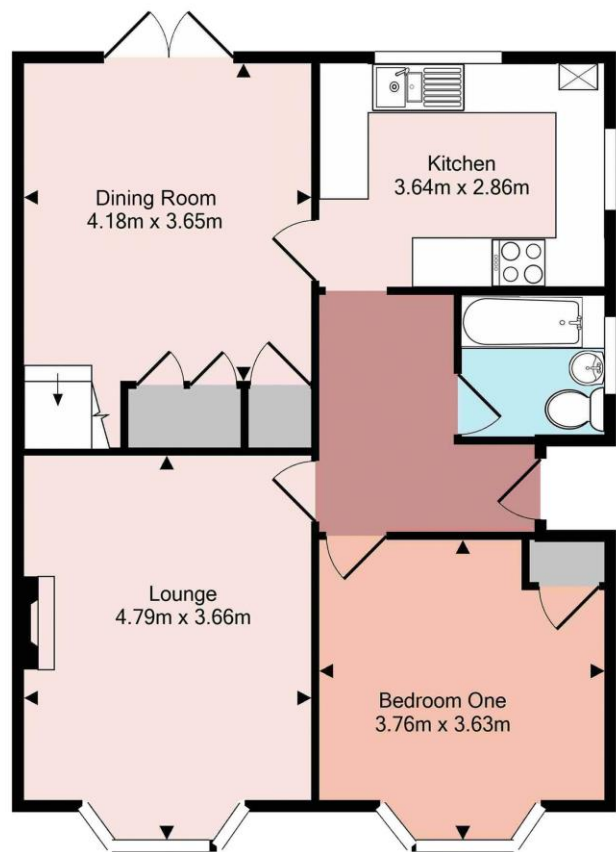


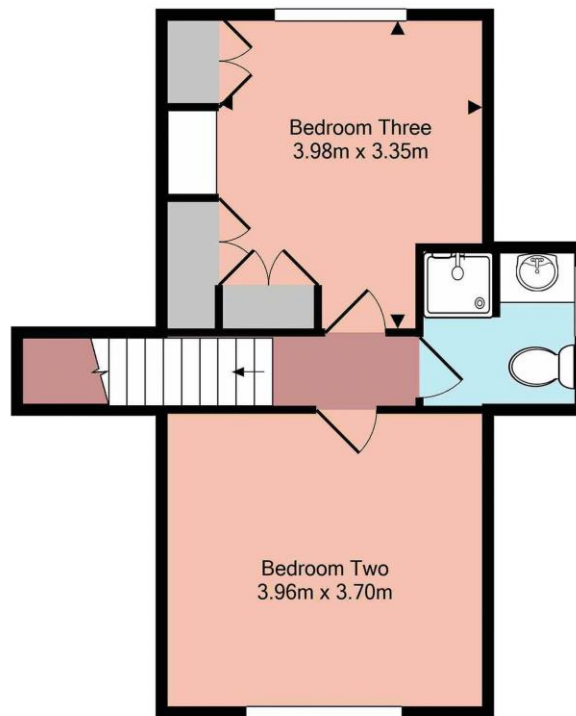


5, Hammonds Green, Totton, SO40 3HU  
£415,000

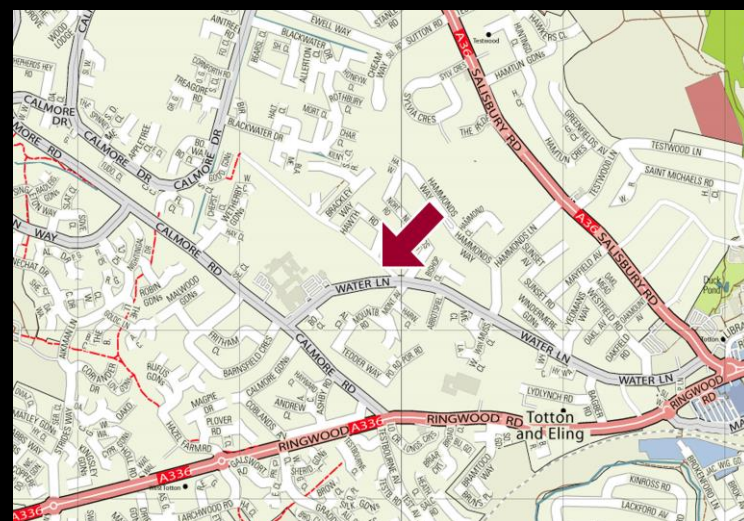
**brantons**



Ground Floor



1st Floor



## Accommodation

**Hallway** 9' 10" x 5' 6" (3.00m x 1.68m)

**Lounge** 15' 9" x 12' 0" (4.79m x 3.66m) Into Bay

**Kitchen** 9' 5" x 11' 11" (2.86m x 3.64m)

**Dining Room** 13' 9" x 12' 0" (4.18m x 3.65m)

**Bedroom One** 12' 4" x 11' 11" (3.76m x 3.63m) Into Bay

**Bathroom** 5' 11" x 5' 11" (1.81m x 1.81m)

**Bedroom Two** 12' 2" x 13' 0" (3.70m x 3.96m)

**Bedroom Three** 13' 1" x 11' 0" (3.98m x 3.35m) Plus Wardrobes

**Shower Room** 6' 6" x 6' 6" (1.98m x 1.98m)

**Garage** 22' 5" x 9' 5" (6.83m x 2.86m)

## Property

An opportunity arises to purchase this detached chalet bungalow situated in a desirable residential area within Totton. The versatile accommodation is comprised of three double bedrooms, lounge with bay window, dining room with French doors, spacious kitchen, family bathroom and first floor shower room.

Additional benefits include driveway parking for several vehicles leading to a detached garage and a private South Westerly facing rear garden. The garden is mainly laid to lawn with a large patio seating area. No forward chain is offered and Brantons advise that an early viewing comes highly recommended to fully appreciate the location accommodation on offer.

## Features

- \*NO FORWARD CHAIN\*
- Detached Chalet Bungalow
- Three Double Bedrooms
- Lounge With Bay Window
- Dining Room With French Doors
- Spacious Kitchen
- Family Bathroom & Shower Room
- Ample Driveway Parking
- Detached Garage
- South-Westerly Facing Rear Garden

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** D

**Tenure Type:** Freehold

**School Catchments**

- Infant:** Lydlynch
- Junior:** Abbotswood
- Senior:** Testwood

## Distances

**Motorway:** 1.7 miles

**Southampton Airport:** 10.8 miles

**Southampton City Centre:** 5.7 miles

**New Forest Park Boundary:** 1.8 miles

**Train Stations** **Ashurst:** 4.1 miles

**Totton:** 1.2 miles

## Directions

1) From our office head West on Water Lane for approximately half a mile. 2) Take the sixth right onto Hammonds Green.

## Energy Performance

1/7/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

HAMMONDS GREEN  
TOTTON  
SO40 3

Energy rating

**E**

Valid until 5 December 2030

Certificate number

**Property type**  
Detached house

**Total floor area**  
110 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.

