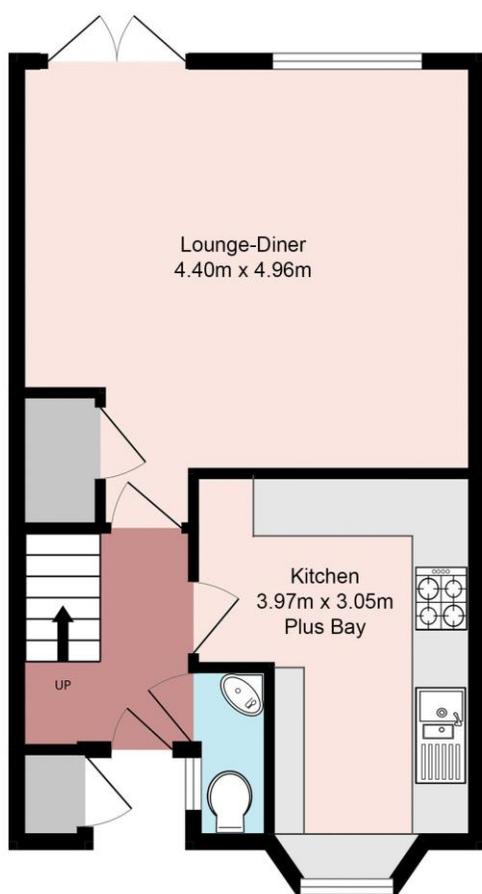


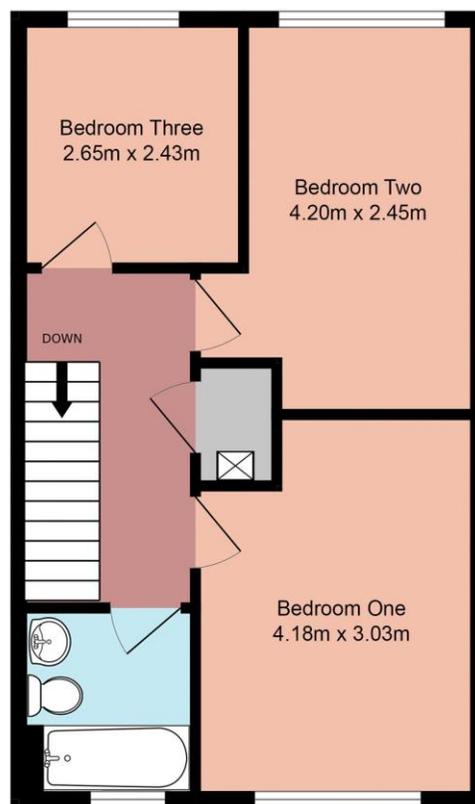


18, Southern Gardens, Totton, SO40 8RW
£325,000

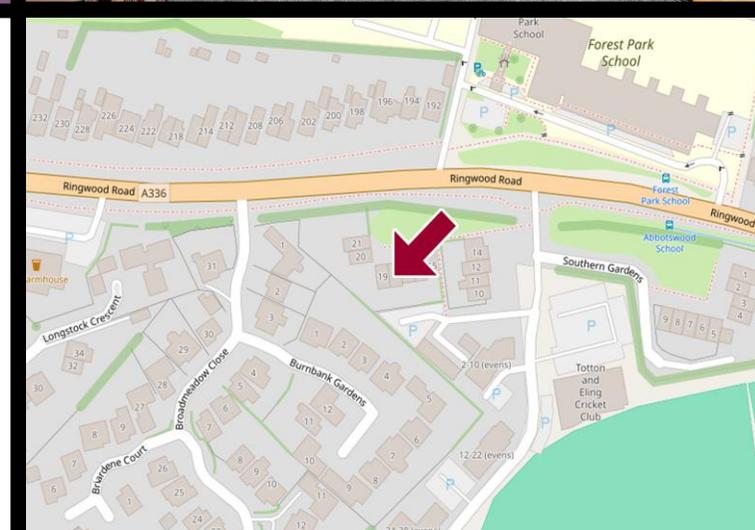




Ground Floor



1st Floor



Accommodation

Lounge - 14' 5" x 16' 3" (4.40m x 4.96m)

Kitchen - 10' 0" x 13' 0" (3.05m x 3.97m) Plus Bay

Downstairs W.C - 6' 1" x 2' 10" (1.86m x 0.87m)

Bedroom One - 13' 9" x 9' 11" (4.18m x 3.03m)

Bedroom Two - 13' 9" x 8' 0" (4.20m x 2.45m)

Bedroom Three - 8' 8" x 8' 0" (2.65m x 2.43m)

Bathroom - 6' 5" x 5' 11" (1.96m x 1.80m)

Property

Brantons Independent Estate Agents are pleased to present for sale this charming mid-terrace family home situated in highly sought after cul-de-sac and overlooking an open green space.

The ground floor accommodation consists of a spacious lounge-diner with French doors, a modern kitchen with breakfast bar and bay window, and from the hall there is a W.C. The first floor is comprised of three generous bedrooms and a contemporary family bathroom.

Additional features of the property include off road parking to the rear, a garage in a near by block and a private enclosed garden with lawn, patio seating area, and gated rear access. The garden is southerly facing and as such, enjoys a sunny aspect. In our opinion the property is presented to a good standard of decorative order throughout thus allowing any potential purchaser the ability to move straight in. Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary.

Features

- Charming Mid-Terrace Family Home
- Three Generously Proportioned Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen with Bay Window
- Downstairs W.C
- Modern Family Bathroom
- Garage In Nearby Block
- Off Road Parking
- Enclosed Sunny South Facing Rear Garden
- Popular Residential Location Close to Town Centre

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

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

Distances

Motorway: 1.6 miles

Southampton Airport: 8.9 miles

Southampton City Centre: 5.0 miles

New Forest Park Boundary: 1.1 miles

Train Stations **Ashurst:** 3.7 miles

Totton: 1.0 miles

Directions

- 1) From our office head South on Salisbury Road/A36.
- 2) At the roundabout take the third exit onto Ringwood Road/A336.
- 3) At the next roundabout continue straight across.
- 4) Continue on Ringwood Road for approximately 0.4 miles.
- 5) Take the second left into Southern Gardens.

Energy Performance

Energy performance certificate (EPC)

18, Southern Gardens Totton SOUTHAMPTON SO40 3HW	Energy rating C	Valid until: 21 January 2030 Certificate number: 8800-6829-6260-6552-6228
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Property type	Mid-terrace house
Total floor area	91 square metres

Rules on letting this property

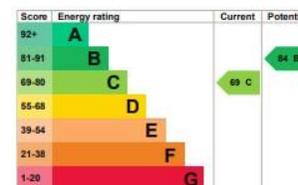
Properties can be let if they have an energy rating from A to E.

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.

