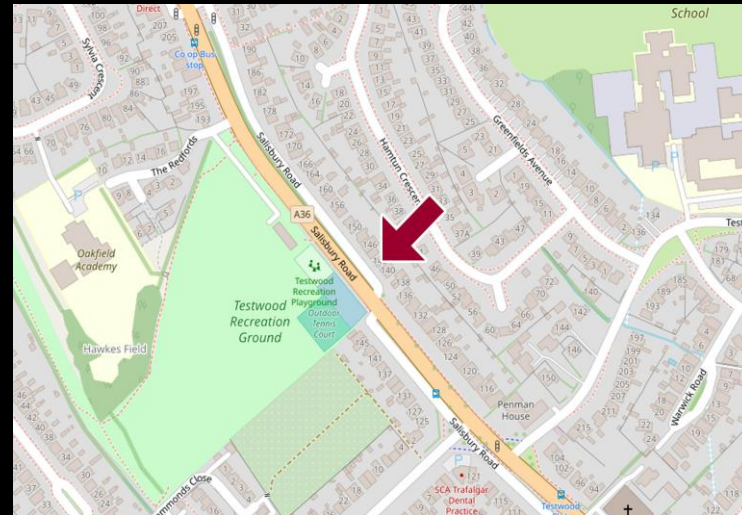
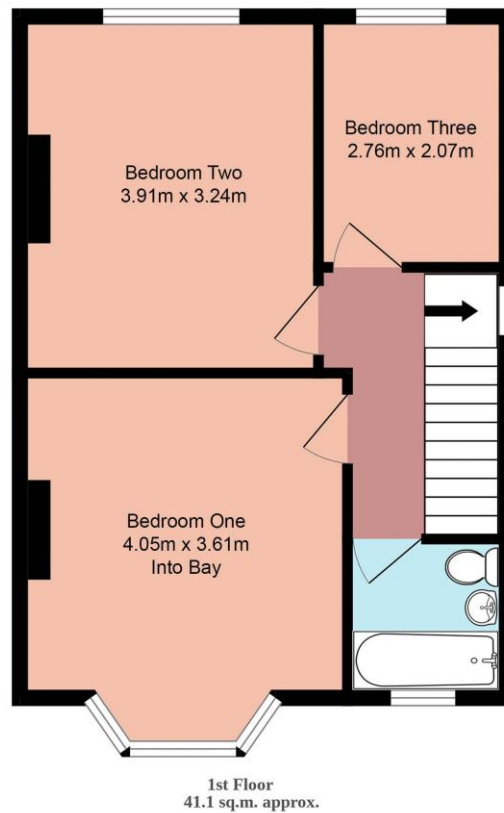
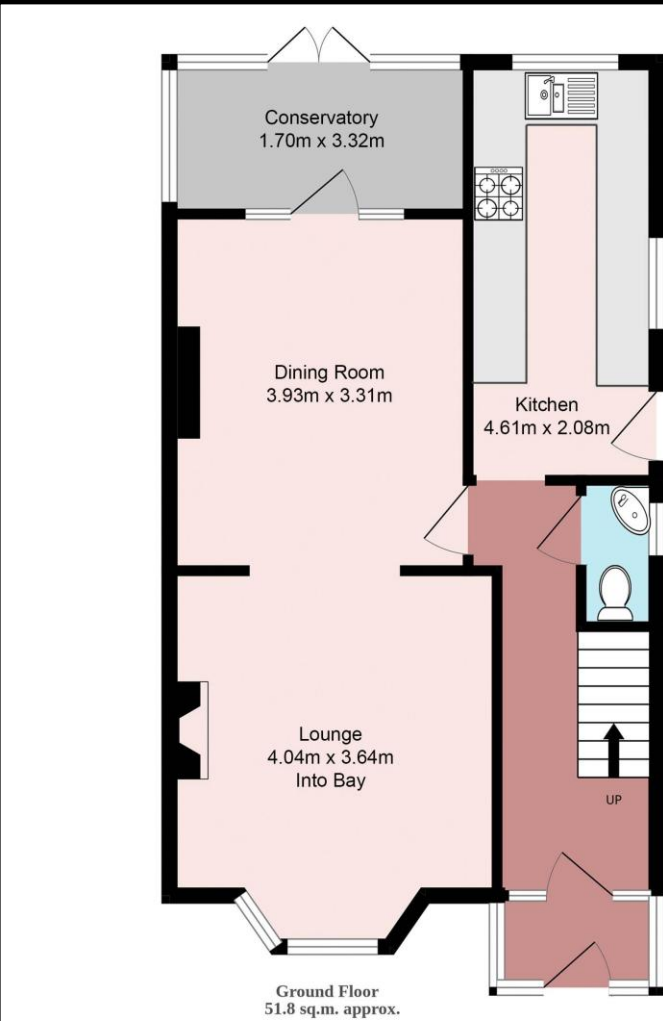




142, Salisbury Road, Totton, SO40 3LQ
£375,000

brantons



Accommodation	
Lounge - 13' 3" x 11' 11" (4.04m x 3.64m) Into Bay	Bedroom Two - 12' 10" x 10' 8" (3.91m x 3.24m)
Dining Room - 12' 11" x 10' 10" (3.93m x 3.31m)	Bedroom Three - 9' 1" x 6' 9" (2.76m x 2.07m)
Kitchen - 15' 1" x 6' 10" (4.61m x 2.08m)	Bathroom - 5' 9" x 5' 10" (1.76m x 1.79m)
Conservatory - 5' 7" x 10' 11" (1.70m x 3.32m)	-
Bedroom One - 13' 3" x 11' 10" (4.05m x 3.61m) Into Bay	-

Property
Brantons Independent Estate Agents are delighted to offer for sale this attractive detached family home, conveniently situated within Totton. The property provides well-proportioned accommodation throughout, comprising a welcoming lounge with bay window and feature fireplace, separate dining room and a modern kitchen with access into the conservatory, together with a useful downstairs W.C. To the first floor are three bedrooms, including a generous bay-fronted master bedroom, alongside a family bathroom.
Outside, the property benefits from a block paved driveway providing off-road parking to the front, while the private rear garden is predominantly laid to lawn with a patio seating area, providing an excellent space for outdoor relaxation and entertaining. Further benefits include gas central heating and double glazing, making this a well-presented and practical home suited to a range of buyers, including families and those looking to remain conveniently positioned within Totton. The property is ideally located for the town's range of local amenities, schools and transport links. An early viewing comes highly recommended to avoid any later disappointment.

Features	
- Detached Family Home - Three Bedrooms - Lounge with Bay Window & Feature Fireplace - Separate Dining Room - Modern Kitchen	- Conservatory - Downstairs W.C & First Floor Bathroom - Block Paved Driveway Parking - Private Rear Garden with Lawn & Patio Seating Area - Convenient Location Within Totton

Information		Distances
Local Authority: New Forest District Council		Motorway: 1.5 miles
Council Tax Band: D		Southampton Airport: 8.7 miles
Tenure Type: Freehold		Southampton City Centre: 4.7 miles
School Catchments	Infant: Oakfield	New Forest Park Boundary: 1.6 miles
	Junior: Oakfield	Train Stations Ashurst: 3.8 miles
	Senior: Testwood	Totton: 0.9 miles

Directions
1) From our office, head northwest on Salisbury Road/A36 for approximately half a mile where the property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)

142 Salisbury Road Totton SOUTHAMPTON SO40 3LQ	Energy rating D	Valid until: 22 January 2033 Certificate number: 0340-2907-3290-2427-6351
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Property type	Detached house
Total floor area	97 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
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

