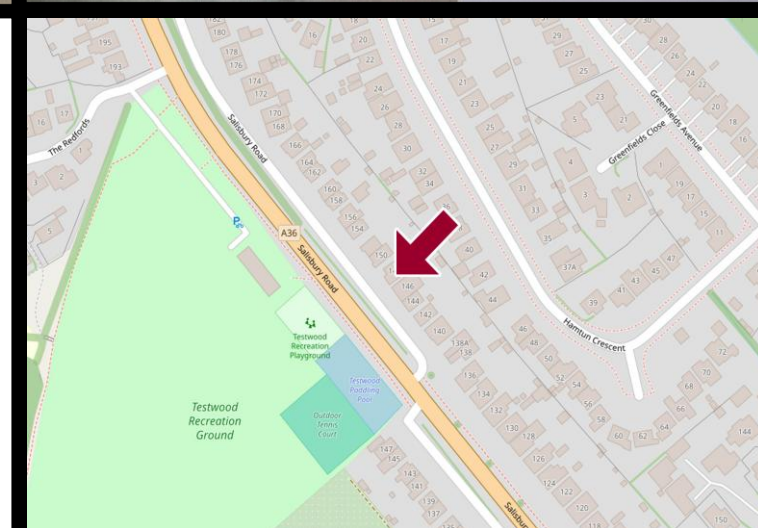
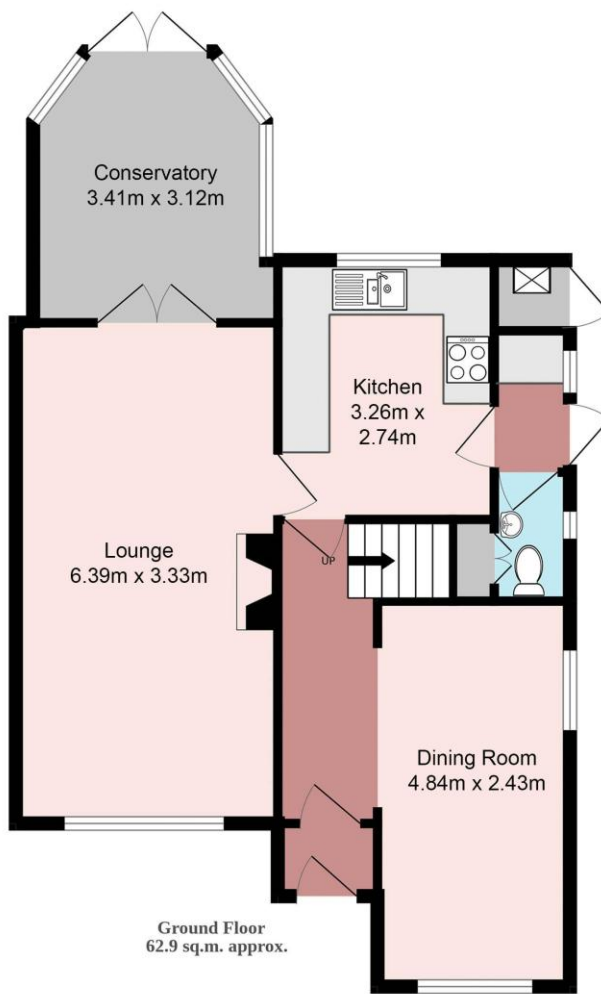




148, Salisbury Road, Totton, SO40 3LQ  
£465,000

**brantons**



## Accommodation

**Porch** - 3' 5" x 4' 5" (1.05m x 1.35m)  
**Lounge** - 21' 0" x 10' 11" (6.39m x 3.33m)  
**Dining Room** - 15' 11" x 8' 0" (4.84m x 2.43m)  
**Kitchen** - 10' 8" x 9' 0" (3.26m x 2.74m)  
**Downstairs W.C** - 4' 8" x 2' 8" (1.43m x 0.81m)

**Utility Room** - 6' 7" x 2' 9" (2.01m x 0.83m)  
**Conservatory** - 11' 2" x 10' 3" (3.41m x 3.12m)  
**Bedroom One** - 12' 7" x 10' 11" (3.83m x 3.32m)  
**Bedroom Two** - 9' 1" x 12' 2" (2.77m x 3.70m)  
**Bedroom Three** - 8' 0" x 10' 11" (2.44m x 3.32m)

## Property

Offered to the market with no forward chain, Brantons Independent Estate Agents are delighted to present this well-proportioned family home situated in Totton and offering generous and versatile living accommodation. The ground floor is thoughtfully arranged, featuring a spacious lounge measuring an impressive 21ft in length, providing a bright and comfortable setting for relaxation and entertaining, with feature fireplace and direct access into a delightful conservatory overlooking the garden—perfect for use as a second reception area or sunroom. There is a modern fitted kitchen that offers ample storage and workspace, and a separate dining room to the front aspect provides an excellent space for family meals or entertaining guests. The ground floor is further complemented by a useful utility room, and convenient downstairs W.C with large storage cupboard. Upstairs, the property continues to impress with three well-proportioned double bedrooms and a four piece family bathroom serving all bedrooms. Externally, the property benefits from a beautiful established rear garden, offering a pleasant outdoor space to enjoy with lawn and patio seating area. Overall, this attractive home combines spacious accommodation with a practical layout, making it an ideal choice for families. Brantons advise that an early viewing is highly recommended to avoid any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Detached Family Home
- Three Double Bedrooms
- Spacious Lounge & UPVC Conservatory
- Modern Kitchen
- Dining Room
- Utility & Downstairs W.C
- Four Piece Family Bathroom
- Block Paved Driveway Parking
- Private Established Rear Garden with Lawn & Patio Seating Area

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** D  
**Tenure Type:** Freehold  
**School Catchments**  
    **Infant:** Oakfield  
    **Junior:** Oakfield  
    **Senior:** Testwood

## Distances

**Motorway:** 1.5 miles  
**Southampton Airport:** 8.7 miles  
**Southampton City Centre:** 4.7 miles  
**New Forest Park Boundary:** 1.6 miles  
**Train Stations**  
    **Ashurst:** 3.8 miles  
    **Totton:** 0.9 miles

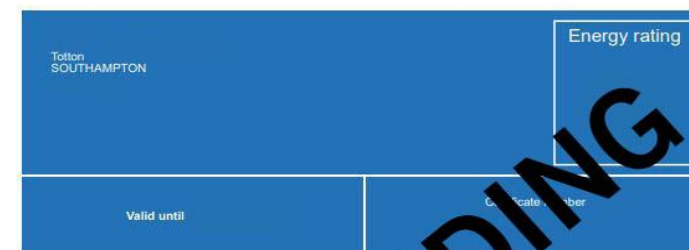
## Directions

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) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

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

If the property is rented for long periods, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

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

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

**EPC PENDING**



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.

