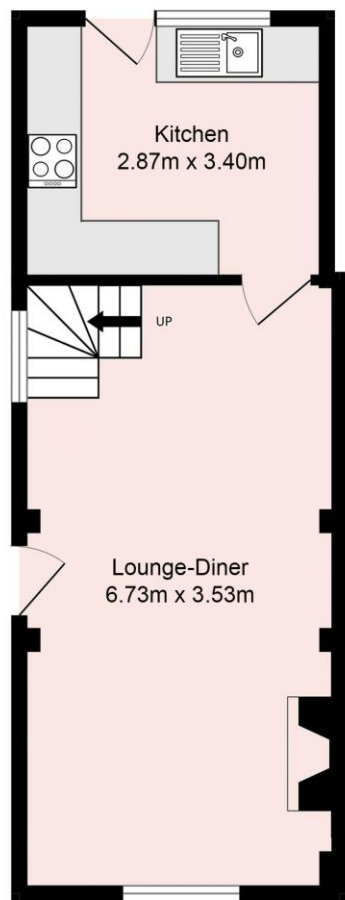
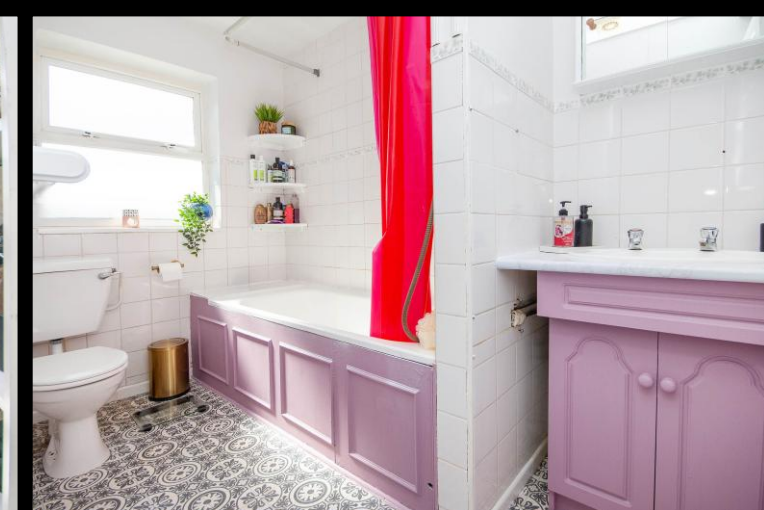




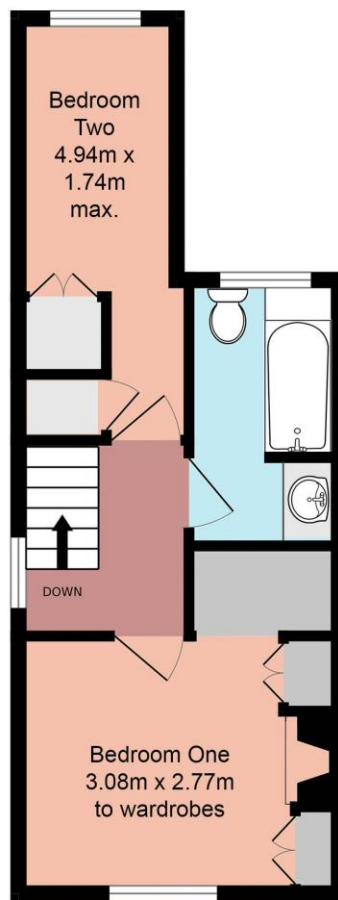
17, Osborne Road, Totton, SO40 9DN

£260,000

**brantons**



Ground Floor  
33.0 sq.m. approx.



1st Floor  
28.4 sq.m. approx.



## Accommodation

Lounge-Diner - 22' 1" x 11' 7" (6.73m x 3.53m)

Kitchen - 9' 5" x 11' 2" (2.87m x 3.40m)

Bedroom One - 10' 1" x 9' 1" (3.08m x 2.77m) to wardobes

Bedroom Two - 16' 2" x 5' 9" (4.94m x 1.74m) maximum

Bathroom - 9' 7" x 5' 4" (2.91m x 1.63m)

## Property

As sole agents, Brantons Independent are delighted to offer to the market this end of terrace home situated in a convenient residential road within Totton. On the ground floor, the property features a spacious open-plan lounge-diner measuring over 22ft in length, providing a versatile living and entertaining space, and featuring a fireplace. There is also a re-fitted kitchen, offering integrated appliances, along with direct access to the garden. Upstairs, the property benefits from two bedrooms. The principal bedroom is a double with built-in wardrobes and feature fireplace, while the second bedroom offers flexibility as a guest room, nursery, or home office. The accommodation is completed by a family bathroom fitted with a bath, wash basin, and WC. Externally, the home enjoys the use of a private rear garden which measures approximately 75ft from the house up to a timber constructed cabin at the end. The sunny southerly facing garden is laid to low maintenance shingle stone, and patio seating. Overall, this is a charming home in a popular residential setting, offering excellent transport links and nearby access to local amenities. Brantons advise an early viewing to avoid any later disappointment.

## Features

- End of Terrace Home
- Two Bedrooms
- Spacious Open-Plan Lounge-Diner
- Modern Refitted Kitchen
- Family Bathroom
- Ideal First Purchase or Rental Investment
- Gas Central Heating
- Private Sunny South Facing Garden
- Nearby Transport Links
- Popular Residential Location Close to Amenities

## Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

## Distances

Motorway: 0.9 miles

Southampton Airport: 9.2 miles

Southampton City Centre: 4.3 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 3.0 miles

Totton: 0.3 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 roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing the train gates. 5) Turn right onto Rumbidge Street. 6) Take first right into Osborne Road, you will find the property on the right hand side.

## Energy Performance

### Energy performance certificate (EPC)

17 Osborne Road Totton SOUTHAMPTON SO40 9DN	Energy rating <b>D</b>	Valid until: 25 September 2034 Certificate number: 0210-1206-5104-1655-0500
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Property type	End-terrace house
Total floor area	90 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.

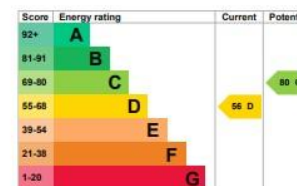
[See how to improve this property's energy efficiency.](#)

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](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.

