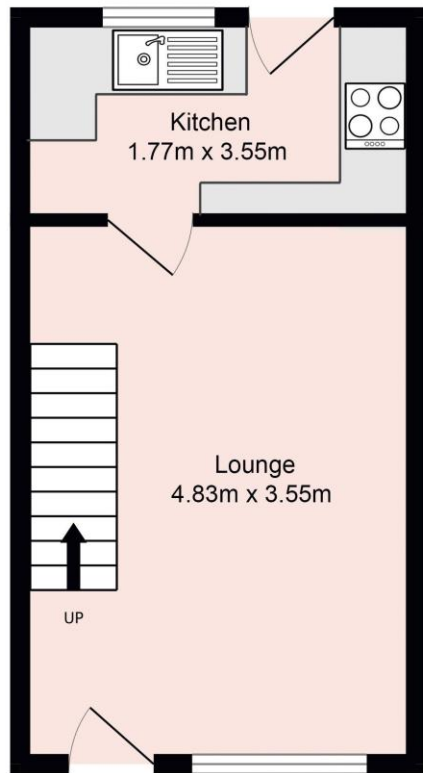
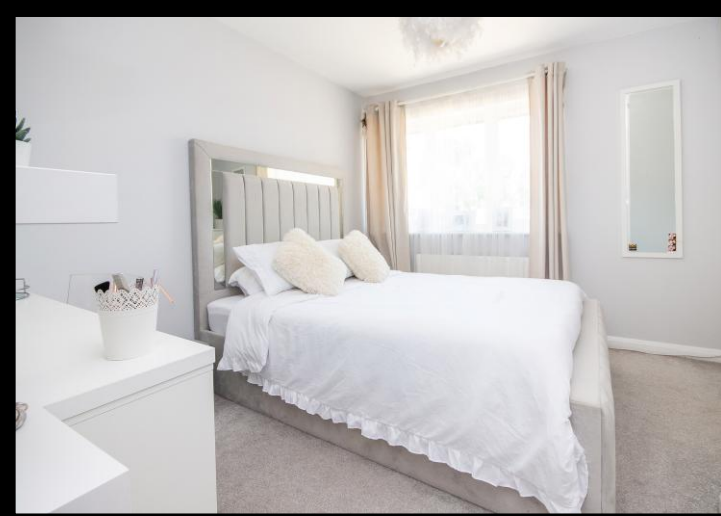


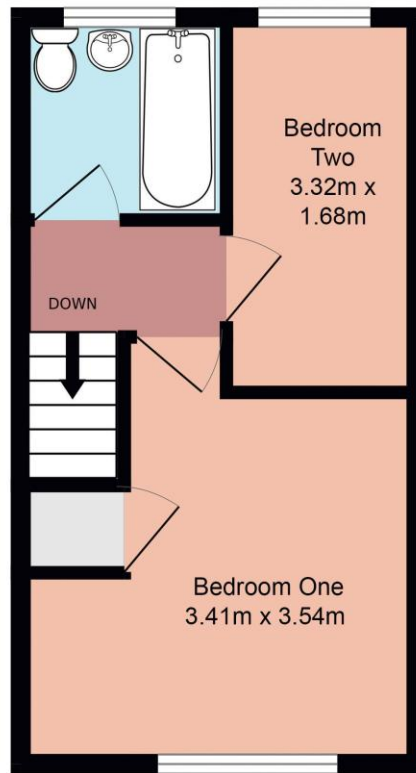


2, Crabapple Close, Totton, SO40 8FY
£270,000

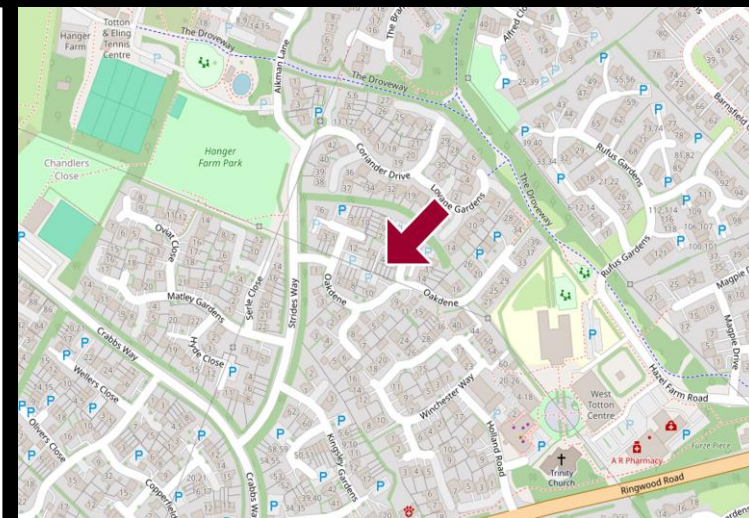




Ground Floor
23.5 sq.m. approx.



1st Floor
23.5 sq.m. approx.



Accommodation

- Lounge** 15' 10" x 11' 8" (4.83m x 3.55m)
Kitchen 5' 10" x 11' 8" (1.77m x 3.55m)
Bedroom One 11' 2" x 11' 7" (3.41m x 3.54m)
Bedroom Two 10' 11" x 5' 6" (3.32m x 1.68m)
Bathroom 5' 6" x 5' 10" (1.67m x 1.77m)

Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned terraced home situated in a popular residential area of West Totton, offering an ideal opportunity for first-time buyers, investors, or those looking to downsize. The ground floor accommodation comprises a spacious lounge, and a modern refitted kitchen positioned to the rear with a range of wall and base units and access to the garden. On the first floor, there are two bedrooms, including a generous master bedroom and a second bedroom which could serve as a nursery, home office, or dressing room. The accommodation is complemented by a contemporary family bathroom fitted with a three-piece suite. Outside, the property benefits from an enclosed rear garden providing a pleasant space for outdoor seating and entertaining. There is also allocated parking to the rear. In our opinion this property is presented to a high standard of decorative order throughout and The home is conveniently positioned within easy reach of local shops, schools, transport links, and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

Features

- Modern Mid Terrace Family Home
- Two Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen
- Family Bathroom
- Allocated Parking to Rear
- High Standard of Decorative Order Throughout
- Private Enclosed Rear Garden with Lawn & Patio Seating
- Ideal First Purchase or Rental Investment
- Popular Cul-de-sac Location

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Freehold
School Catchments
Infant: Hazel Wood
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 2.6 miles
Southampton Airport: 10.7 miles
Southampton City Centre: 5.8 miles
New Forest Park Boundary: 0.5 miles
Train Stations
Ashurst: 3.2 miles
Totton: 2.0 miles

Directions

- 1) From our office, turn right onto the roundabout and take the 3rd exit onto Ringwood Road.
- 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the 2nd roundabout
- 3) Take the 3rd exit onto Crabbs Way.
- 4) Take the first right onto Strides Way.
- 5) Turn the 2nd right onto Oakdene.
- 6) Turn into Crabapple Close.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

Valid until

Certificate number

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 not a Private Residential Exemption (PRE), it must 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-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 | 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.

