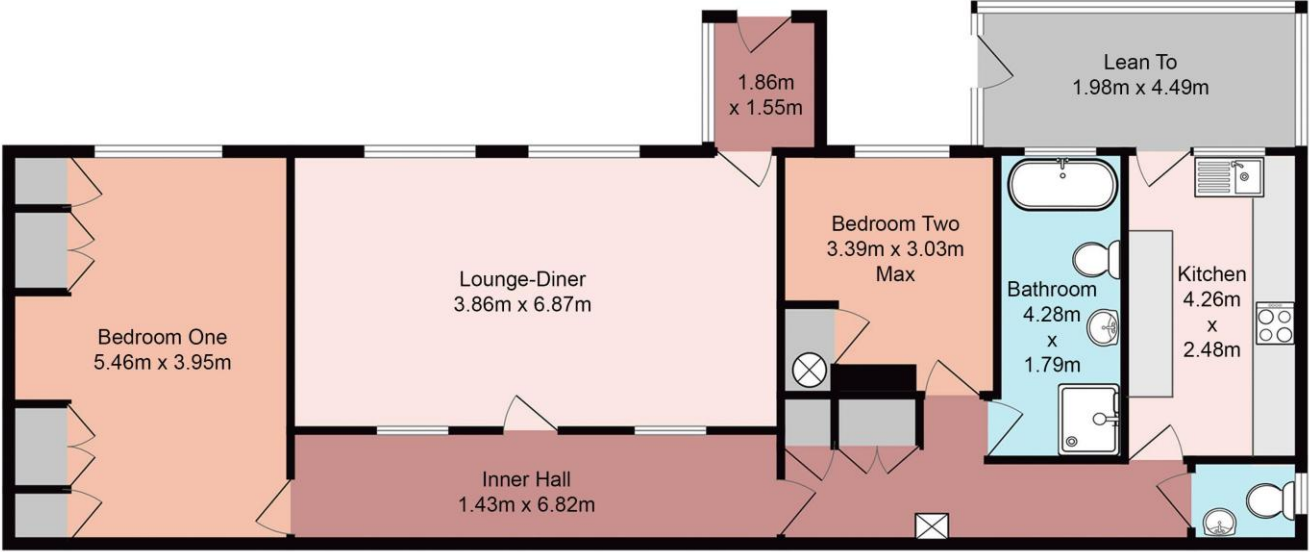


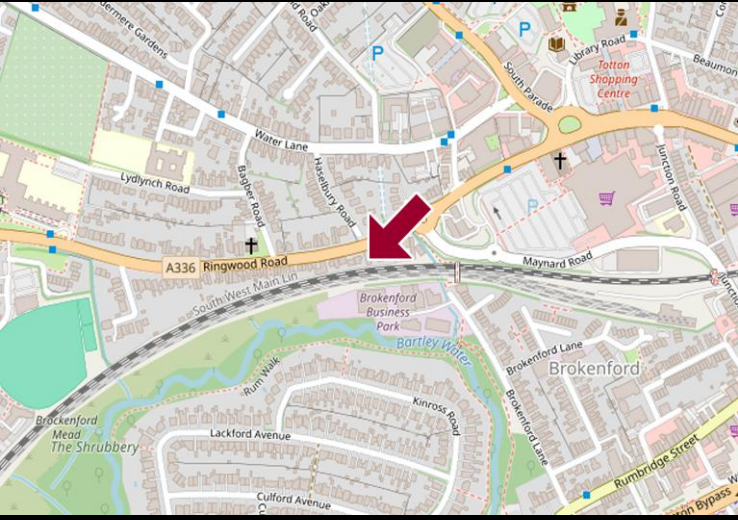


75, Ringwood Road, Totton, SO40 8DX
Guide Price £250,000

brantons



Ground Floor
110.7 sq.m. approx.



Accommodation	
Porch - 5' 1" x 6' 1" (1.55m x 1.86m)	Bedroom Two - 9' 11" x 11' 1" (3.03m x 3.39m) Max
Inner Hall - 4' 8" x 22' 5" (1.43m x 6.82m)	W.C - 4' 11" x 2' 10" (1.51m x 0.86m)
Lounge-Diner - 22' 6" x 12' 8" (6.87m x 3.86m)	Bathroom - 5' 10" x 14' 1" (1.79m x 4.28m)
Kitchen - 8' 2" x 14' 0" (2.48m x 4.26m)	Lean To - 14' 9" x 6' 6" (4.49m x 1.98m)
Bedroom One - 13' 0" x 17' 11" (3.95m x 5.46m)	-

Property
Brantons Independent Estate Agents are delighted to offer for sale this charming detached bungalow, occupying a generous width plot and presenting an outstanding opportunity for buyers looking to create their ideal home. The location is set within close level walking distance to a the town centre and its range of shops, amenities and transport links. Requiring complete modernisation throughout, the property offers excellent scope for renovation, and extension (subject to the necessary consents). The well-proportioned accommodation extends to approximately 110.7 sq.m. and comprises an entrance hall, an impressive lounge-diner measuring over 22 feet in length, two double bedrooms including a particularly spacious master bedroom, a fitted kitchen, four piece family bathroom, separate WC, and a lean-to providing additional storage or potential for further improvement. Externally, the bungalow benefits from a generous plot with ample potential to landscape and enhance the outside space, making it an ideal project for builders, developers or purchasers seeking to create a bespoke home tailored to their own tastes and requirements. Properties offering this level of potential are becoming increasingly difficult to find. Whether you are looking for your next renovation project or a detached bungalow with the opportunity to significantly improve and add value, this property represents a rare and exciting opportunity. Early viewing is strongly recommended to fully appreciate the possibilities on offer. AGENTS NOTES; We ask that all prospective purchasers consider the time and extensive cost implications of the renovations before arranging a viewing.

Features	
NO FORWARD CHAIN - Charming Detached Bungalow - Two Double Bedrooms - Spacious Lounge-Diner - Fitted Kitchen	- Generous Four Piece Bathroom - Separate W.C - Ample Driveway Parking for Several Vehicles - Lean To Accessing into Private Enclosed Garden - Convenient Central Location Close to Shops & Amenities

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Lydlynch
	Junior: Abbotswood
	Senior: Testwood

Distances	
Motorway: 1.1 miles	
Southampton Airport: 8.4 miles	
Southampton City Centre: 4.3 miles	
New Forest Park Boundary: 1.3 miles	
Train Stations	Ashurst: 3.9 miles
	Totton: 0.6 miles

Directions
1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit on to Ringwood Road/A336. 3) At the roundabout continue straight across. The property will be on the left hand side.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 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 Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (MERS). 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

