



Testwood Crescent, Totton, SO40 3NJ  
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*Refurbished and redecorated 3 bedroom extended semi detached house in Central Totton with off road parking, 2 reception rooms, refitted kitchen, refitted bathroom, wraparound garden, vacant possession and no forward chain. A great ready-to-move-into home in a convenient location.*

- Refurbished And Redecorated Throughout
- Extended Three Bedroom Semi Detached House
- Two Separate Reception Rooms
- Rear Aspect Kitchen
- Two Spacious Double Bedrooms & Single Bedroom
- Refitted First Floor Bathroom
- Vacant Possession And No Forward Chain
- Wraparound Garden With Patio, Lawn And Decking Areas

*Location - Testwood Crescent is a well established and convenient residential position within Central Totton, making it particularly appealing for buyers seeking easy access to everyday amenities and commuter links. Totton town centre is within easy reach and offers a range of shops, supermarkets, cafes and essential services, while nearby schooling for various age groups is also readily available. The property is well placed for access to local bus routes, Totton railway station, and major road links including the M27 and routes into Southampton City Centre, making it a practical choice for both local families and commuters alike. The nearby New Forest National Park also provides excellent outdoor leisure opportunities just a short drive away.*

**Additional Information**

**Construction: Brick Under Tiled Roof**

**Utilities: Mains Water, Mains Electric, Gas Central Heating**

**Windows: Double Glazed**

**Council Tax Band: D**





### **Front Aspect & Entrance**

The property is approached via an open frontage with a brick set driveway providing useful off road parking. A pedestrian side gate offers access through to the rear garden.

### **Lounge**

Positioned to the front of the property, textured ceiling, fitted carpet, radiator, and double glazed front aspect window. A door at the side opens into;

### **Dining Room / Second Reception Room**

This room benefits from a textured ceiling, fitted carpet, radiator, double glazed front aspect window, and double glazed patio doors opening out to the side/rear garden area.

### **Kitchen**

Features include a smooth ceiling, vinyl flooring, double glazed rear aspect windows, and a personal door providing direct access to the rear garden. The kitchen is fitted with a range of replaced work surfaces with matching base and eye level units and drawers, enhanced by under cabinet lighting. There is an inset sink unit, integrated electric hob and oven, space and plumbing for a washing machine, and space for a fridge/freezer. Wall mounted gas combi boiler positioned at eye level to the corner, part tiled surrounds, and fuse board location.

### **First Floor Landing**

The first floor landing is fitted with carpet and benefits from a smooth ceiling, radiator, loft access, and doors leading to all bedrooms and the family bathroom.

### **Bedroom One**

This room benefits from a smooth ceiling, fitted carpet, radiator, and two double glazed windows to the front aspect.

### **Bedroom Two**

benefits from a smooth ceiling, fitted carpet, radiator, fitted wardrobe, loft access, and double glazed windows to both the front and side aspects.

### **Bedroom Three**

Features include a smooth ceiling, fitted carpet, radiator, and double glazed rear aspect window.

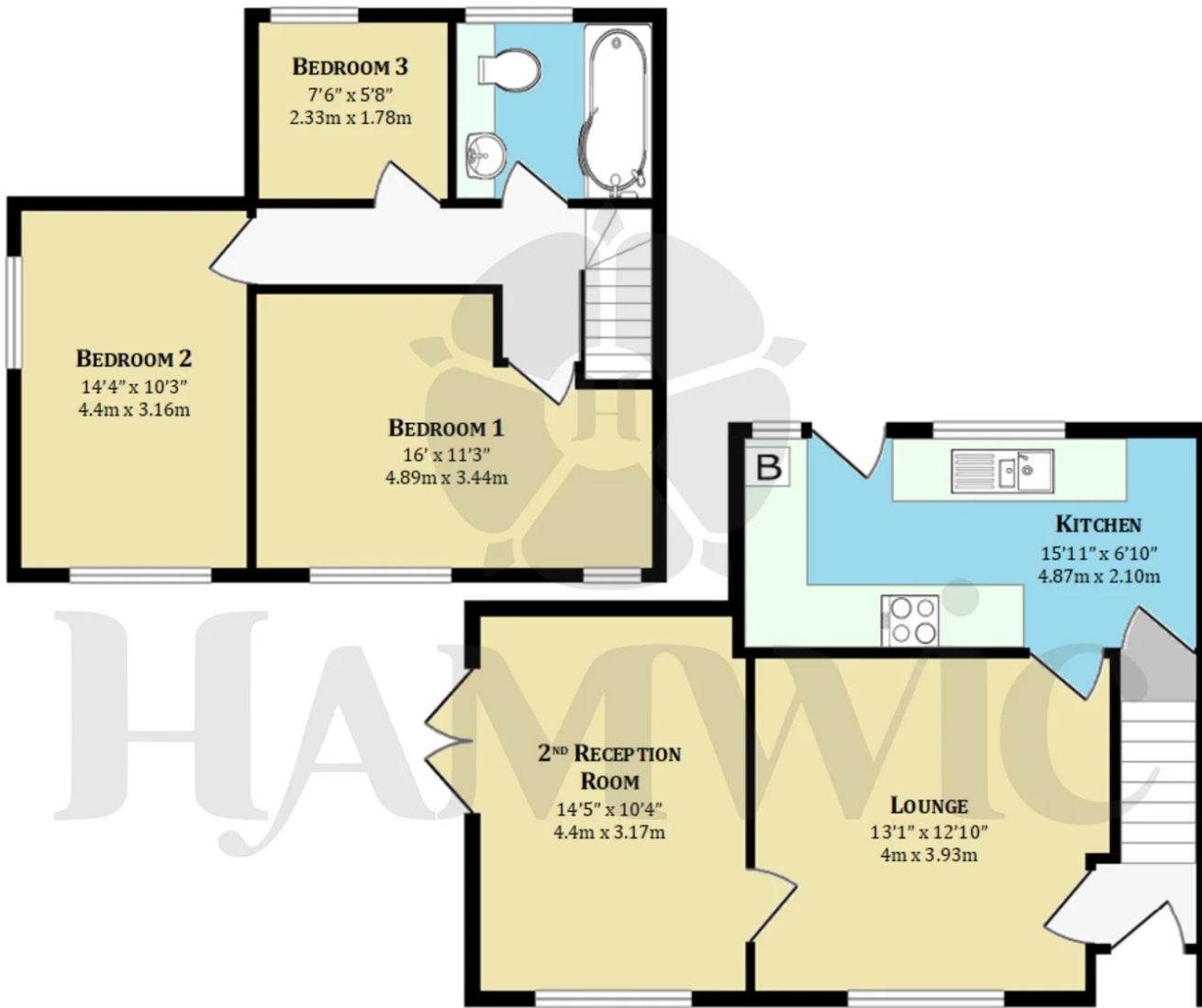
### **Bathroom**

The bathroom has been refitted and is presented in a modern style, comprising an enclosed 'P' shaped bath with electric shower and fitted screen over, vanity unit incorporating wash hand basin, and low level WC. Further features include a smooth ceiling, vinyl flooring, obscure double glazed rear aspect window, part tiled walls, and heated towel rail.

### **Wraparound Garden**

The garden is well enclosed wrapping around the side and rear of the property to provide a surprisingly good amount of outside space for a home of this style. Immediately to the rear of the property is a courtyard style patio area with garden shed, together with a useful covered side storage section. A pedestrian gate then leads through to the main garden area, which extends around the side of the property and is mainly laid to lawn. In addition, there is a decked seating area together with a brick set patio area positioned directly outside the second reception room patio doors. The garden is enclosed by fencing and also benefits from a pedestrian gate returning to the front driveway.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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