



Redwood Gardens, West Totton, SO40 8SY  
Southampton

£270,000

Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Two Bedroom Terraced House
- Sought After West Totton Location
- Convenient Location within a Non Through Road
- Spacious Living-Dining Room
- Double Glazed Conservatory
- Landscaped Rear Garden
- Allocated Parking Space
- Gas Central Heating
- Double Glazed Windows
- Ideal First Time Purchase

*Hamwic Independent Estate Agents are delighted to offer for sale this well-presented and modern two-bedroom terraced home, situated within a non-through road in the highly sought-after area of West Totton. Conveniently positioned close to open green spaces, local amenities, bus routes and major commuter links, this attractive property benefits from a conservatory, landscaped rear garden, allocated parking, gas central heating and double glazed windows throughout. Offering an ideal opportunity for first-time buyers, downsizers or investors, an early viewing is highly recommended.*

*Additional Information*

*Construction: Brick Under Tiled Roof*

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

*Council Tax Band: B*

*Location - Redwood Gardens is situated within the highly desirable West Totton area, known for its excellent access to local amenities, schools, open green spaces and recreational facilities. Nearby transport links include regular bus services, Totton town centre, the M27 motorway network and Southampton city centre. The beautiful New Forest National Park is also within easy reach, offering a wealth of outdoor pursuits including walking, cycling and leisure activities.*





### Front Aspect & Approach

The property enjoys an attractive open frontage, mainly laid to lawn with a decorative flower bed bordering the front. A pathway leads to the main entrance door, whilst a useful external storage cupboard provides additional practical storage. The front door opens into the entrance hall.

### Entrance Hall

Featuring a smooth ceiling finish, engineered laminate flooring, radiator and useful storage cupboard. Doorways provide access to both the kitchen and the principal living accommodation.

### Kitchen

Positioned to the front of the property, the kitchen is fitted with a range of matching base and eye-level units complemented by work surfaces and an inset sink unit. There is space and provision for a cooker, washing machine and fridge-freezer. Additional features include a double glazed front aspect window, vinyl flooring and a wall-mounted gas boiler positioned within the corner.

### Living-Dining Room

The spacious living area offers ample room for both lounge and dining furniture. A smooth ceiling finish, engineered laminate flooring, radiator and double glazed window enhance the room, whilst a spiral staircase rises to the first-floor accommodation. A door provides access to the conservatory and a further door leads directly into the rear garden.

### Conservatory

A pleasant addition to the home, the conservatory benefits from double glazed windows overlooking the rear garden, sliding door, and a polycarbonate roof.

### First Floor Landing

Accessed via the spiral staircase, the first-floor landing is fitted with carpet and provides access to both bedrooms and the shower room.

### Bedroom One

A comfortable double bedroom positioned to the rear aspect, benefiting from a double glazed window, radiator and fitted carpet.

### Bedroom Two

Located at the front of the property, this well-proportioned bedroom features a double glazed window, radiator, fitted carpet and a useful airing cupboard housing the hot water cylinder.

### Shower Room

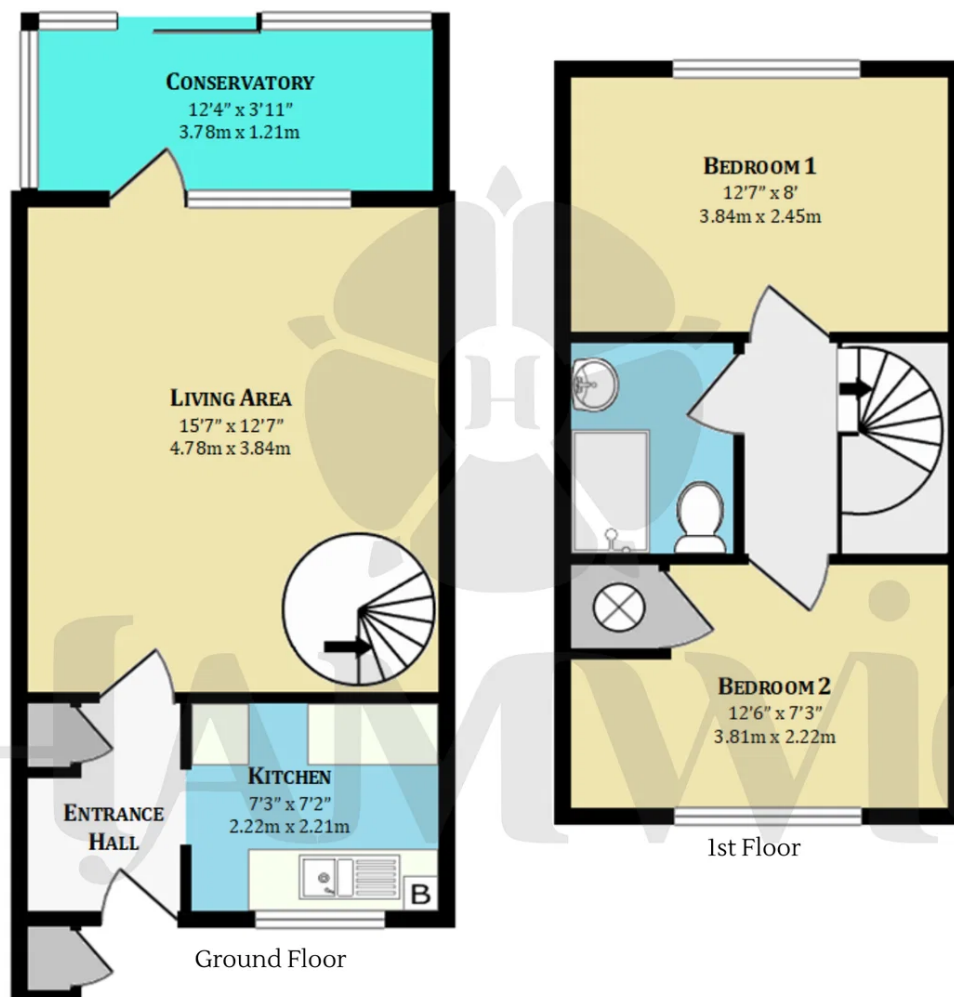
Fitted with a white suite comprising a shower cubicle with mixer shower, low-level WC and wash hand basin. Further benefits include part tiled walls, vinyl flooring, radiator and extractor fan.

### Rear Garden

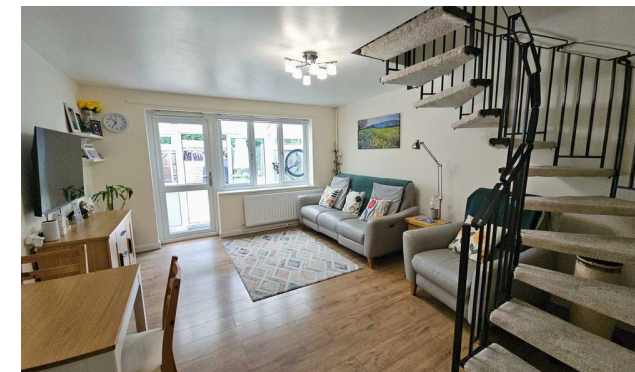
The landscaped rear garden has been thoughtfully designed to create an attractive and low-maintenance outdoor space. A patio area adjoins the property and provides an ideal seating and entertaining area, whilst an artificial lawn with gravel borders creates a neat central section.

To the rear of the garden is a further patio area together with a timber garden shed providing useful storage. The garden is fully enclosed by timber fencing and benefits from a pedestrian rear gate leading directly to the communal parking area where the allocated parking space is located.





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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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