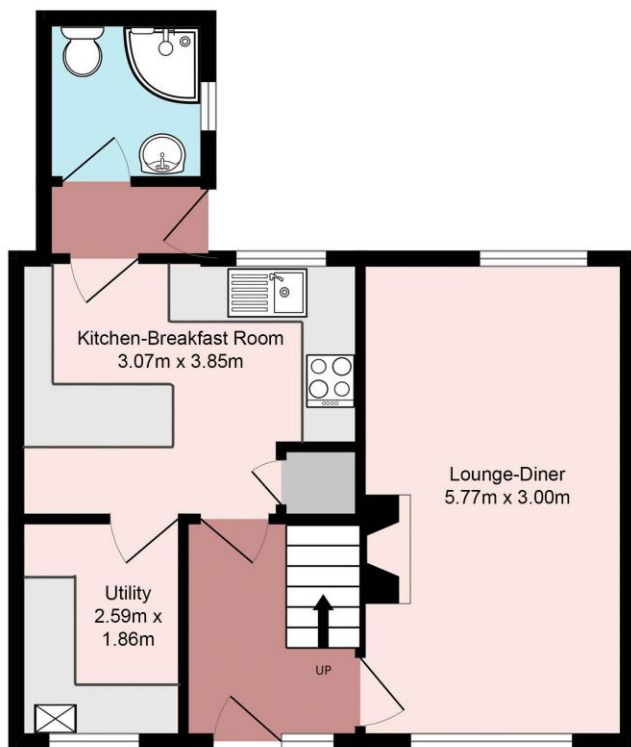




4, Riverview, Totton, SO40 9JR
£319,950

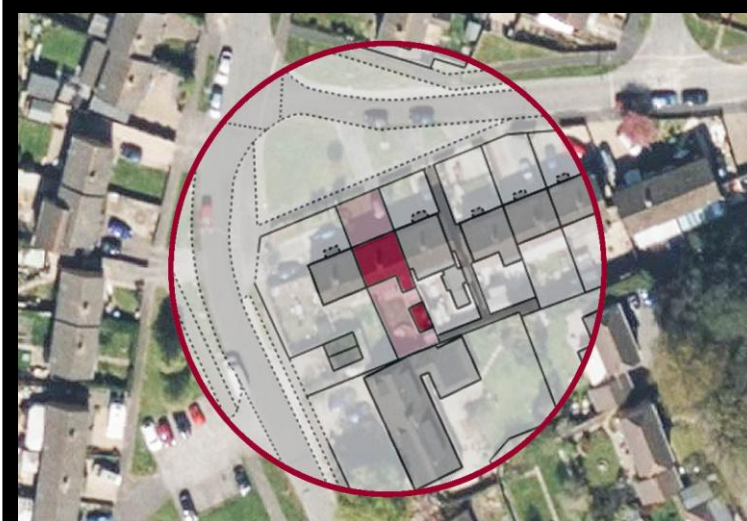
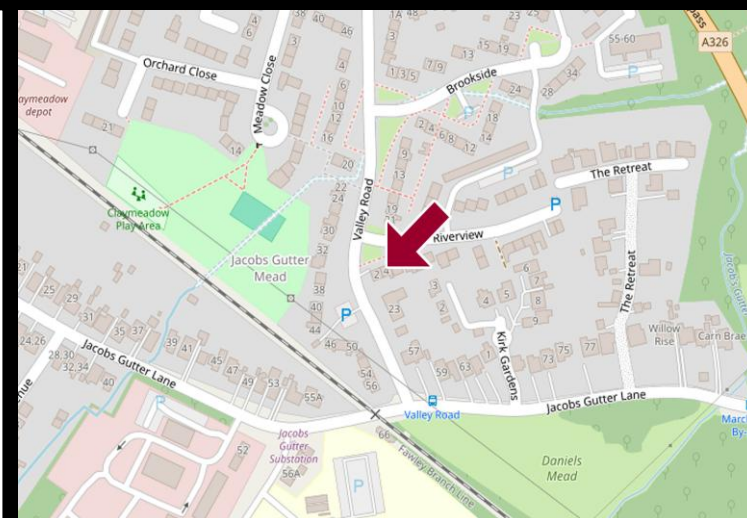
brantons



Ground Floor
41.1 sq.m. approx.



1st Floor
36.8 sq.m. approx.



Accommodation	
Lounge - 18' 11" x 9' 10" (5.77m x 3.00m)	Bedroom Two - 10' 2" x 10' 2" (3.09m x 3.09m)
Kitchen-Breakfast Room - 12' 8" x 10' 1" (3.85m x 3.07m)	Bedroom Three - 8' 8" x 7' 0" (2.64m x 2.13m)
Utility - 8' 6" x 6' 1" (2.59m x 1.86m)	Bathroom - 5' 7" x 5' 9" (1.70m x 1.76m) Max
Shower Room - 5' 9" x 5' 11" (1.75m x 1.81m)	W.C - 2' 7" x 4' 4" (0.79m x 1.32m)
Bedroom One - 13' 3" x 9' 7" (4.03m x 2.93m)	Cabin - 7' 9" x 11' 8" (2.35m x 3.55m)

Property
Brantons Independent Estate Agents are delighted to present for sale this terraced family home situated within the ever-popular residential area of Hounslow, renowned for its excellent schools, local amenities, and convenient transport links. The ground floor accommodation comprises a welcoming entrance hall, a spacious dual-aspect lounge with feature fireplace providing an excellent space for both relaxing and entertaining, and a generously sized modern kitchen with breakfast bar. There is a useful utility room offering additional storage and practical laundry space and to the rear aspect is a ground level shower room. To the first floor, there are three bedrooms, including a well-proportioned master bedroom and there is a family bathroom and separate WC. Outside, the property enjoys a private enclosed rear garden that is laid to lawn, patio and incorporates a timber cabin. The garden boasts a sunny Southerly aspect and enjoys plenty of sunshine. The front of the property provides driveway parking. The property is conveniently positioned within easy reach of the highly regarded Hounslow School, local shops, recreation facilities, and transport connections to Southampton city centre, the New Forest National Park, and surrounding areas. An internal viewing is highly recommended to fully appreciate the accommodation, location, and potential this appealing family home has to offer.

Features	
▪ Terraced Family Home ▪ Three Bedrooms ▪ Spacious Lounge with Feature Fireplace ▪ Modern Kitchen-Breakfast Room ▪ Useful Utility Room	▪ Downstairs Shower Room ▪ Family Bathroom & Separate W.C ▪ Driveway Parking ▪ Rear Garden With Useful Outbuilding ▪ Preferred School Catchments

Information		Distances	
Local Authority: New Forest District Council		Motorway: 2.1 miles	
Council Tax Band: B		Southampton Airport: 9.3 miles	
Tenure Type: Freehold		Southampton City Centre: 5.3 miles	
School Catchments	Infant: Eling	New Forest Park Boundary: 1.7 miles	
	Junior: Foxhills	Train Stations Ashurst: 3.1 miles	
	Senior: Hounslow	Totton: 1.5 miles	

Directions
From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn right just before the traffic lights onto Jacobs Gutter Lane. Take the third right into Valley Road. Turn into Riverview.

Energy Performance	
Energy performance certificate (EPC) 4, Riverview Totton SOUTHAMPTON SO40 9JR Energy rating Valid until: 25 June 2027 Certificate number: 8123-7525-5160-4296-8922 C Property type Mid-terrace house Total floor area 89 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).	
Energy rating and score This property's energy rating is C. It has the potential to be B. 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	

