



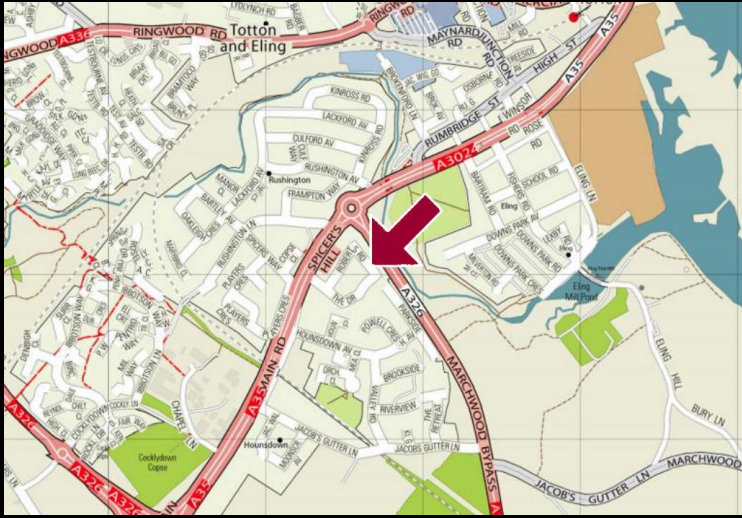
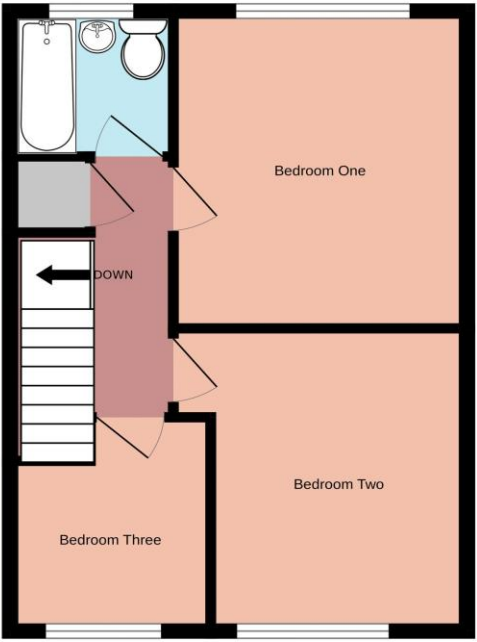
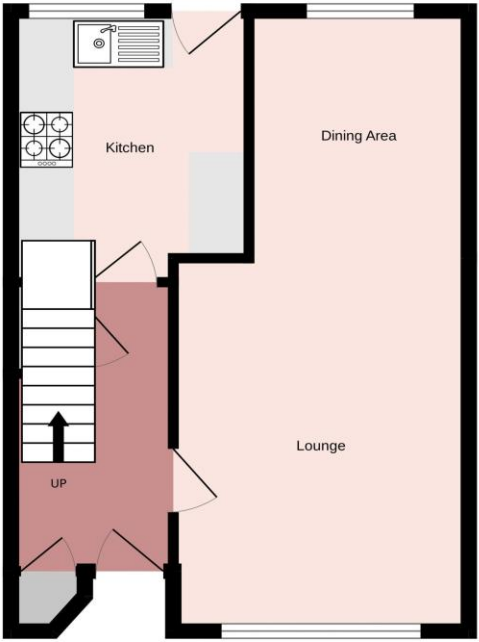
46, The Drive, Totton, SO40 9EN
£230,000

brantons



Ground Floor

1st Floor



Accommodation
Lounge-Diner 23' 9" x 10' 9" (7.24m x 3.27m) Narrowing To 7'11" (2.42m)
Kitchen 10' 5" x 8' 7" (3.18m x 2.61m)
Bedroom One 11' 11" x 10' 5" (3.62m x 3.18m)
Bedroom Two 11' 6" x 9' 5" (3.51m x 2.88m)
Bedroom Three 8' 2" x 7' 3" (2.50m x 2.20m)
Bathroom 5' 7" x 6' 1" (1.69m x 1.86m)

Property
Brantons Independent Estate Agents are pleased to offer for sale this mid-terrace family home situated within the popular residential area of Hounsdown. The ground floor layout consists of a spacious lounge-diner and a modern kitchen. The first floor accommodation is comprised of three bedrooms and there is also a family bathroom. Additional benefits of the property include a garage in a near by block and an enclosed rear garden with gated rear access. The location provides easy access to the preferred schools, transport links and local amenities. No forward chain is offered and Brantons are sure that an early viewing will be essential to avoid any later disappointment.

Features
NO FORWARD CHAIN - Mid-Terrace Family Home - Three Bedrooms - Spacious Lounge-Diner - Modern Kitchen - Family Bathroom - Garage In A Block - Enclosed Rear Garden - Popular Residential Area - Foxhills & Hounsdown Schools Catchments

Information
Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Freehold
School Catchments - Infant: Eling - Junior: Foxhills - Senior: Hounsdown

Distances
Motorway: 3.0 miles
Southampton Airport: 10.2 miles
Southampton City Centre: 1.1 miles
New Forest Park Boundary: 1.0 miles
Train Stations - Ashurst: 2.3 miles - Totton: 2.3 miles

Directions
From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto 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 the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the second exit. Take the second left onto Spicers Hill and turn left again onto The Drive.

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 let FRI, it must be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(epc-rating)). 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

