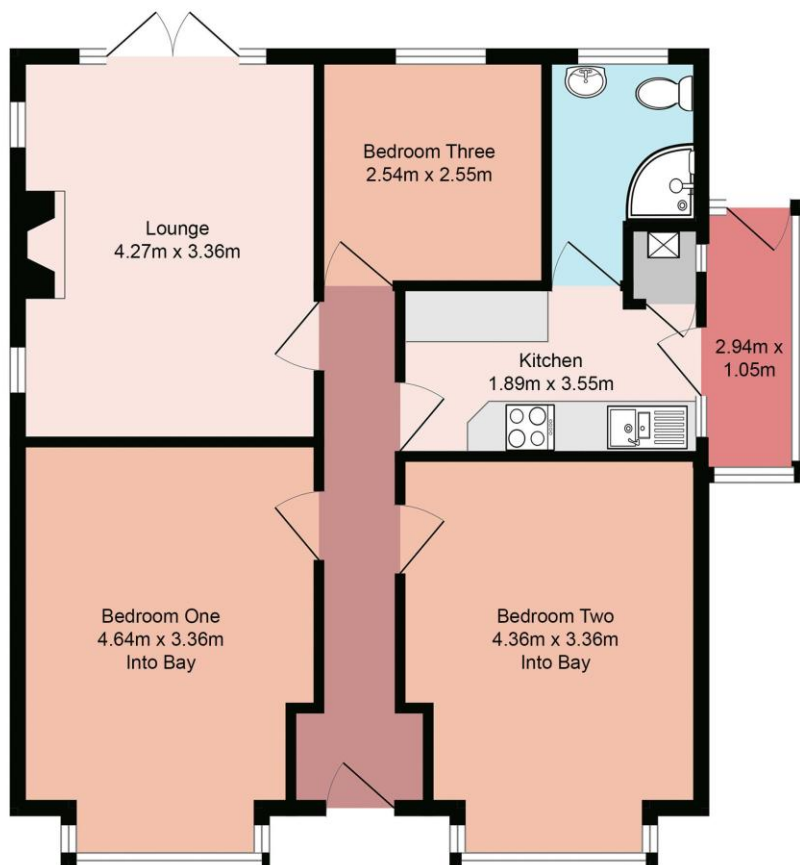


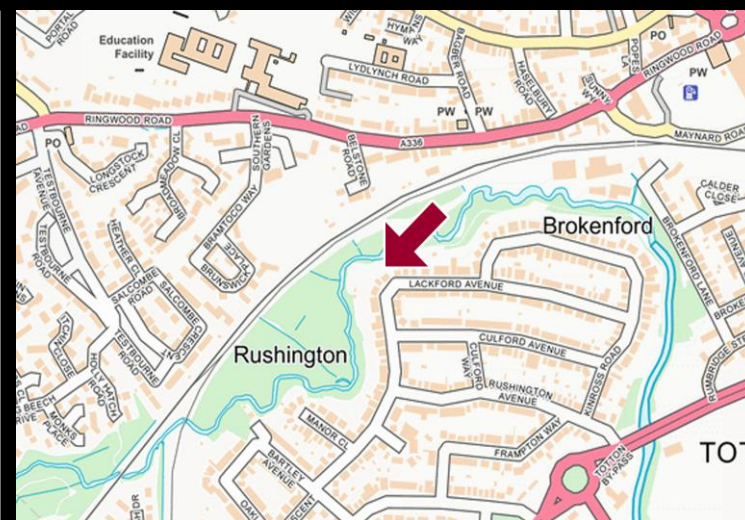


64, Lackford Avenue, Totton, SO40 9BT  
£425,000

**brantons**



Ground Floor  
68.8 sq.m. approx.



## Accommodation

**Lounge** 14' 0" x 11' 0" (4.27m x 3.36m)

**Kitchen** 6' 2" x 11' 0" (1.89m x 3.35m)

**Lean To** 9' 8" x 3' 5" (2.94m x 1.05m)

**Bedroom One** 15' 3" x 11' 0" (4.64m x 3.36m) Into Bay

**Bedroom Two** 14' 4" x 11' 0" (4.36m x 3.36m) Into Bay

**Bedroom Three** 8' 4" x 8' 4" (2.54m x 2.55m)

**Shower Room** 8' 4" x 5' 7" (2.55m x 1.70m) Maximum

## Property

An exciting opportunity arises to purchase this charming detached bungalow situated within the highly regarded residential area of Rushington. The accommodation consists of three bedrooms, a lounge with French doors, kitchen, and a shower room. The front of the property provides gated driveway parking that leads to a detached garage.

At the rear is a sizable garden that is mainly laid to lawn with a selection of established trees and bushes. The garden enjoys a good degree of privacy and seclusion whilst enjoying a sunny aspect. Brantons are sure that an early viewing will be necessary to avoid any later disappointment.

Agents Notes: The current owner has been granted planning permission by New Forest District Council for a 'Rear Extension and rooflights to facilitate to facilitate creation of first floor; raised access and patio'.

## Features

- Charming Detached Bungalow
- Three Bedrooms
- Lounge With French Doors
- Kitchen With Utility Porch
- Modern Shower Room
- Ample Driveway Parking
- Detached Garage
- Large Established Rear Garden
- Highly Sought After Residential Location
- Planning Permission Granted for Rear Extension

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** D

**Tenure Type:** Freehold

**School Catchments**

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslowdown

## Distances

**Motorway:** 1.5 miles

**Southampton Airport:** 8.7 miles

**Southampton City Centre:** 4.7 miles

**New Forest Park Boundary:** 1.4 miles

**Train Stations** Ashurst: 2.9 miles

Totton: 0.9 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 Rumbridge 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 third exit onto the A35 travelling east. Take the first left into Rushington Ave and at the end of the road turn right onto Lackford Avenue.

## Energy Performance

