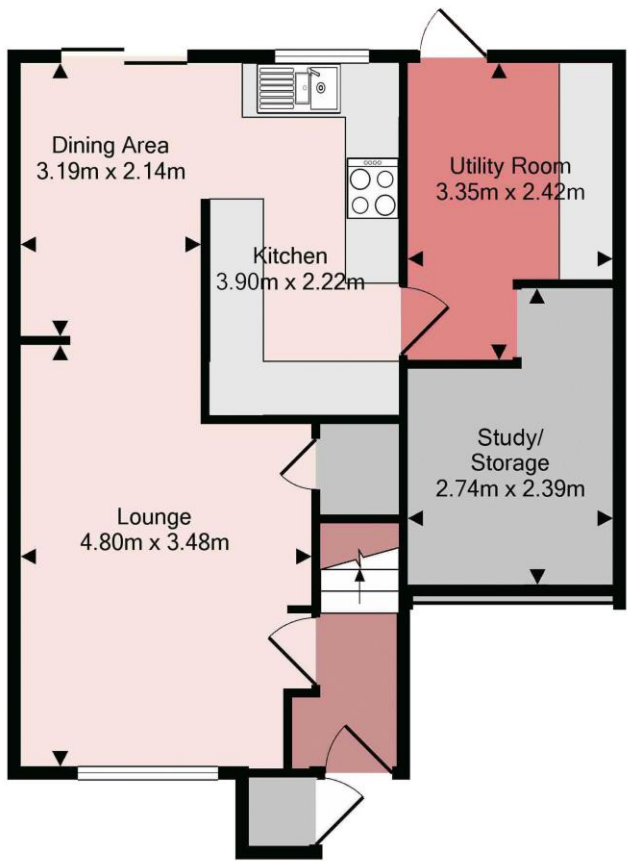


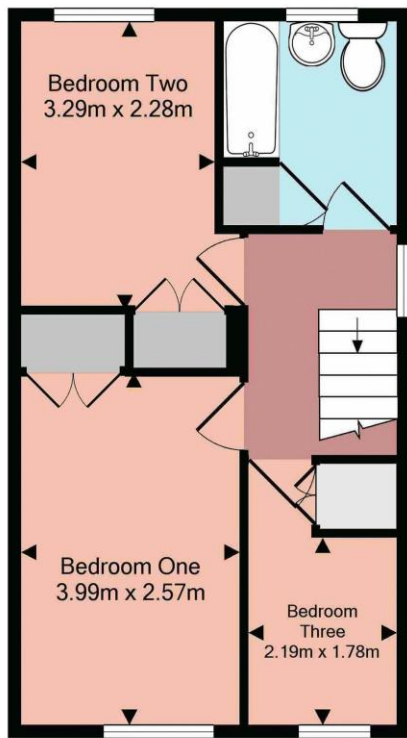


46, Clydesdale Way, Totton, SO40 8HZ
£360,000

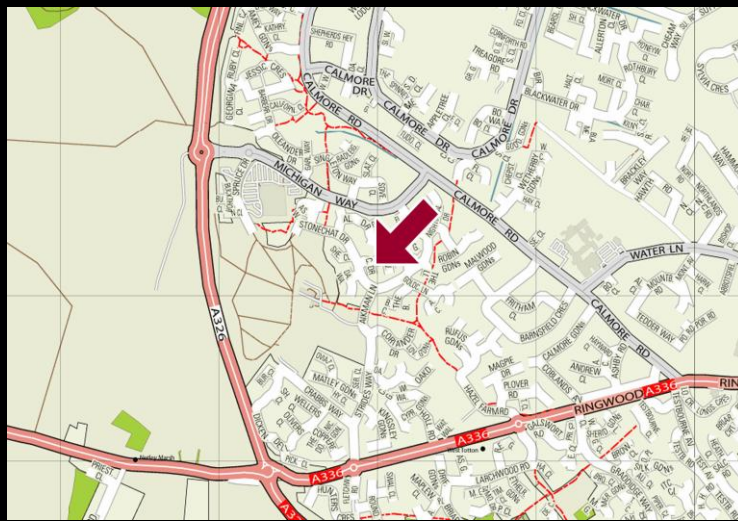
brantons



Ground Floor



1st Floor



Accommodation	
Lounge	15' 9" x 11' 5" (4.80m x 3.48m)
Dining Area	10' 6" x 7' 0" (3.19m x 2.14m)
Kitchen	12' 10" x 7' 3" (3.90m x 2.22m)
Utility Room	11' 0" x 7' 11" (3.35m x 2.42m) Maximum
Storage	9' 0" x 7' 10" (2.74m x 2.39m) Maximum
Bedroom One	13' 1" x 8' 5" (3.99m x 2.57m) Plus Wardrobes
Bedroom Two	10' 10" x 7' 6" (3.29m x 2.28m) Plus Wardrobes
Bedroom Three	7' 2" x 5' 10" (2.19m x 1.78m)
Bathroom	7' 10" x 6' 10" (2.38m x 2.08m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this modern semi-detached family home situated in a cul-de-sac position within the desirable residential area of West Totton.

The ground floor layout is comprised of a spacious lounge, dining area with sliding patio door, modern kitchen with fitted appliances and a modernised utility room with storage area that could be used as a study. The utility and storage rooms are formerly part of the garage and could be re-instated back to use as a garage with the removal of stud work walls. The first floor accommodation consists of three bedrooms with bedrooms one and two both benefiting from the use of fitted wardrobes and there is also a modern family bathroom. Additional features of the property include tandem length driveway parking for two vehicles, and a South-Westerly facing rear garden benefiting from a good degree privacy and a sunny aspect. The property falls within catchment for the preferred local schools and an early internal inspection is a must to fully appreciate the location and accommodation on offer.

Features	
▪ Modern Semi-Detached Family Home	▪ Modernized Utility Room Leading To Further Storage/Study
▪ Three Bedrooms	▪ Modern Family Bathroom
▪ Spacious Lounge	▪ Tandem Length Driveway Parking For Two Cars
▪ Dining Area With Patio Door	▪ Private South Westerly Facing Garden
▪ Contemporary Kitchen With Integral Appliances	▪ Cul-de-sac Location Within Desirable Residential Area

Information		Distances	
Local Authority: New Forest District Council		Motorway: 2.4 miles	
Council Tax Band: C		Southampton Airport: 10.3 miles	
Tenure Type: Freehold		Southampton City Centre: 6.8 miles	
School Catchments	Infant: Hazel Wood	New Forest Park Boundary: 0.1 miles	
	Junior: Abbotswood	Train Stations Ashurst: 3.2 miles	
	Senior: Hounslowdown	Totton: 2.1 miles	

Directions

1) From our Office head west on Water Lane. 2) At the main junction turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the third right into Clydesdale Way.

Energy Performance

8/6/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton
SOUTHAMPTON
SO40 8*

Energy rating
C

Valid until: 17 June 2028
Certificate number:

Property type

End-terrace house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

