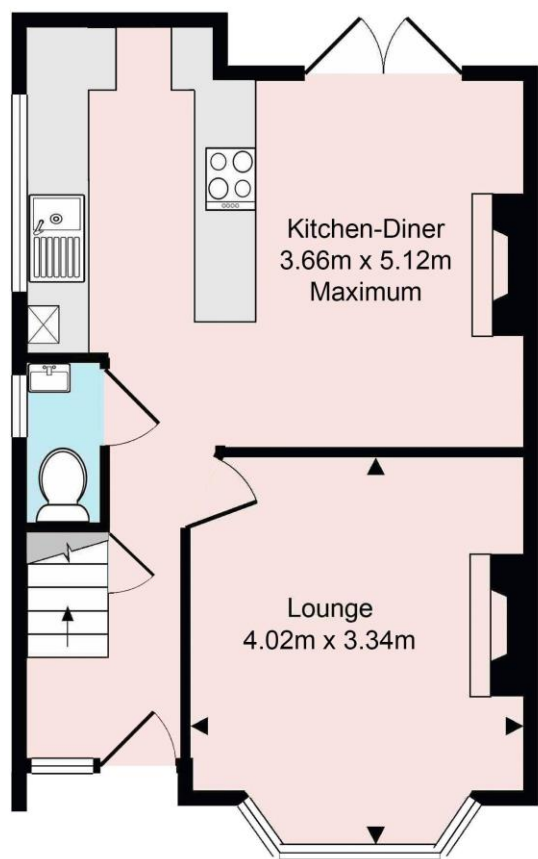


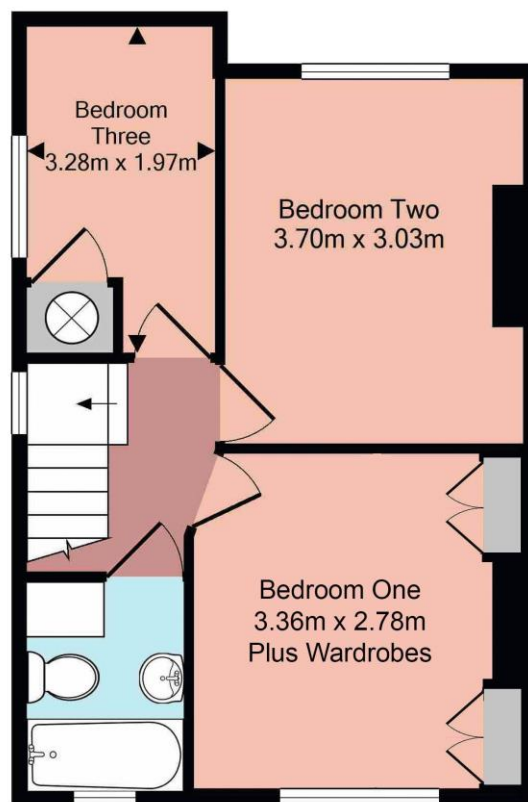


8, Treeside Avenue, Totton, SO40 9HJ
£329,950

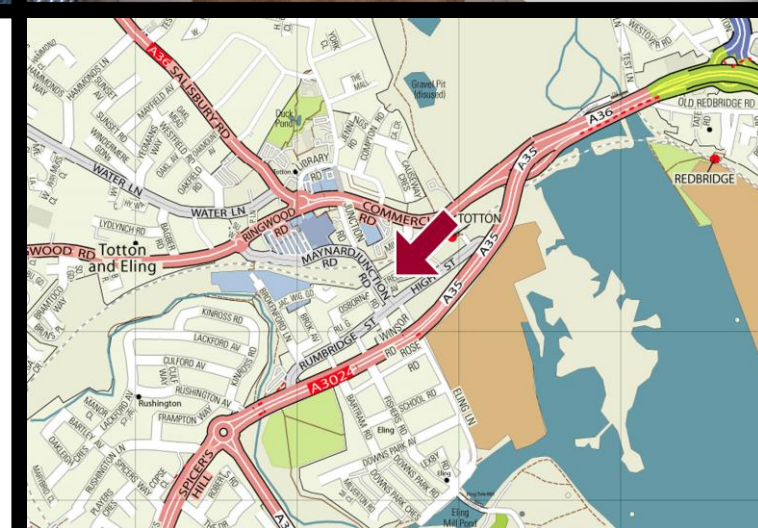
brantons



Ground Floor



1st Floor



Accommodation

Lounge 13' 2" x 10' 11" (4.02m x 3.34m) Into Bay

Kitchen-Diner 12' 0" x 16' 10" (3.66m x 5.12m)

Downstairs W.C 5' 3" x 2' 6" (1.59m x 0.75m)

Bedroom One 11' 0" x 9' 1" (3.36m x 2.78m) Plus Wardrobes

Bedroom Two 12' 2" x 9' 11" (3.70m x 3.03m)

Bedroom Three 10' 9" x 6' 6" (3.28m x 1.97m) Maximum

Bathroom 7' 1" x 5' 5" (2.15m x 1.66m)

Property

As sole agents, Brantons Independent Estate Agents are delighted to present for sale this character semi-detached family home situated in a convenient cul-de-sac position within Central Totton. The ground floor layout consists of an entrance hall leading to; a lounge with bay window and feature fireplace, an open-plan refitted kitchen with French doors, and furthermore there is also a WC. The first floor accommodation consists of three bedrooms with both bedrooms one and two being generous double rooms. From the landing there is also a bathroom. To the front of the property is block paved parking and at the rear is a generous garden which is mainly laid to lawn with raised decked seating area. The location is within close level walking distance to an array of shops, local amenities and transport links. No forward chain is offered and Brantons advise that an early viewing will be essential as strong interest is anticipated.

Features

- Semi Detached Family Home
- Three Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Open-Plan Refitted Kitchen-Diner With French Doors
- Downstairs W.C
- Modern Family Bathroom
- Block Paved Driveway Parking
- Private Rear Garden With Decked Seating Area
- Central Totton Location Close To Amenities
- New Baxi Boiler Fitted 2022

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

Distances

Motorway: 0.9 miles

Southampton Airport: 8.1 miles

Southampton City Centre: 4.2 miles

New Forest Park Boundary: 1.4 miles

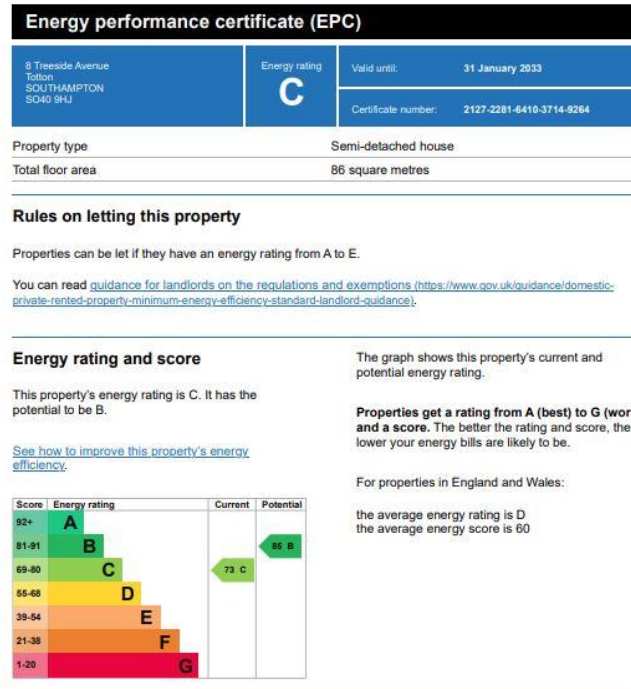
Train Stations Ashurst: 2.7 miles

Totton: 0.3 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing the Train Gates. 5) Turn left into Treeside Avenue.

Energy Performance



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

