



Meredith Gardens, West Totton, SO40  
Southampton

£270,000



Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

*Hamwic Independent Estate Agents are delighted to present this well-presented two bedroom terraced home, ideally suited to first time buyers looking for a practical, comfortable property in a convenient Totton location. Offered with no forward chain, the home benefits from a modern rear-aspect kitchen, contemporary bathroom, gas central heating, double glazing and allocated off-road parking to the rear.*

- Well-Presented Two Bedroom Terraced Home
- Ideal First Time Buyer Opportunity
- Modern Rear Aspect Kitchen
- Contemporary Bathroom
- Gas Central Heating And Double Glazing
- Allocated Off-Road Parking To The Rear
- Low Maintenance Enclosed Rear Garden
- Popular And Convenient Totton Location
- No Forward Chain

**Location** - Meredith Gardens is a popular residential area within Totton, offering excellent access to local shops, schools and amenities. Totton town centre and railway station are within easy reach, providing direct links to Southampton, while road connections offer convenient access to the New Forest, M27 and surrounding areas. This location is particularly appealing to first time buyers seeking a balance of affordability and accessibility.

#### **Construction & Services**

Construction: Brick elevations under a tiled roof

Tenure: Freehold

Water: Mains Water

Electricity: Mains Electric

Gas: Mains Gas

Heating: Gas Central Heating

Council Tax Band: B (New Forest District Council)







**Accommodation** - A pathway across the open front lawn leads to the front door, opening into a welcoming living room. This comfortable space enjoys a front aspect double glazed window, engineered laminate flooring and a feature fireplace with electric fire inset. Stairs rise to the first floor with a useful recessed area beneath, ideal for storage.

To the rear, the kitchen is well arranged and practical, fitted with work surfaces and a range of matching base and eye-level units. Integrated appliances include a gas hob with oven beneath, with space provided for a fridge/freezer and washing machine. A rear window and personal door provide natural light and direct access to the garden, making this a bright and functional everyday space. The gas combi boiler is neatly concealed within a corner unit.

On the first floor, the landing provides access to the loft and all rooms. Bedroom one is a generous double room with a front aspect window, radiator, built-in storage cupboard, recessed shelving and a fitted double wardrobe. Bedroom two is a well-proportioned second bedroom overlooking the rear garden, ideal as a guest room, nursery or home office.

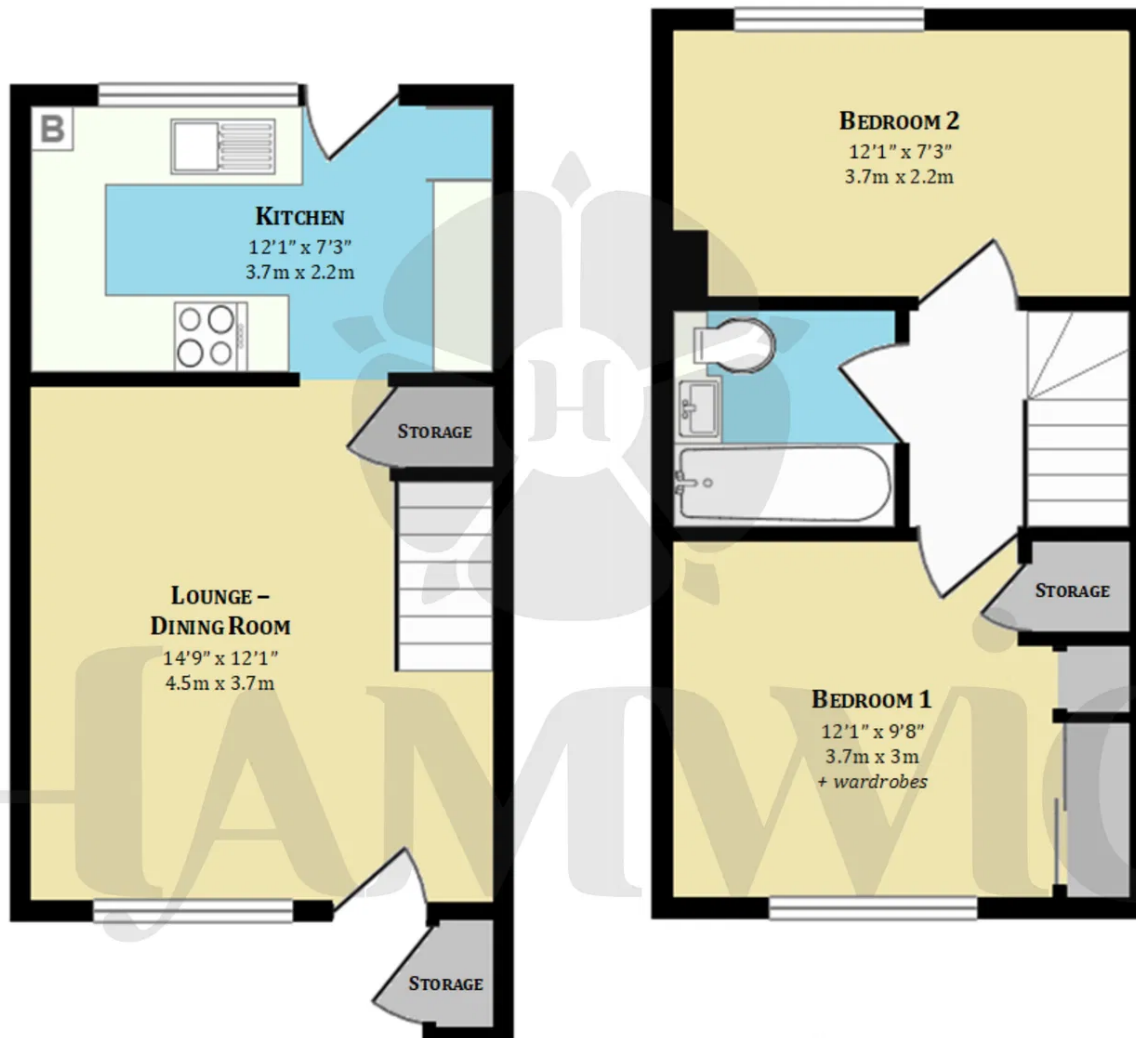
The accommodation is completed by a modern refitted bathroom, featuring a vanity unit with low-level WC and wash basin, an enclosed bath with Aqua-wall panelling and electric shower over, heated towel rail and vinyl flooring.

**Outside** - The rear garden has been designed for ease of maintenance, with a brick-set patio area adjoining the property and a pathway leading to the rear of the garden. Decorative slate borders the path, with additional hardstanding and a timber garden shed providing storage. The garden is fully enclosed with timber fencing and benefits from outside tap and courtesy lighting.

A pedestrian gate at the rear leads directly to the allocated off-road parking space, positioned conveniently behind the property.

**Tenure:** Freehold / **Council Tax Band:** B





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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