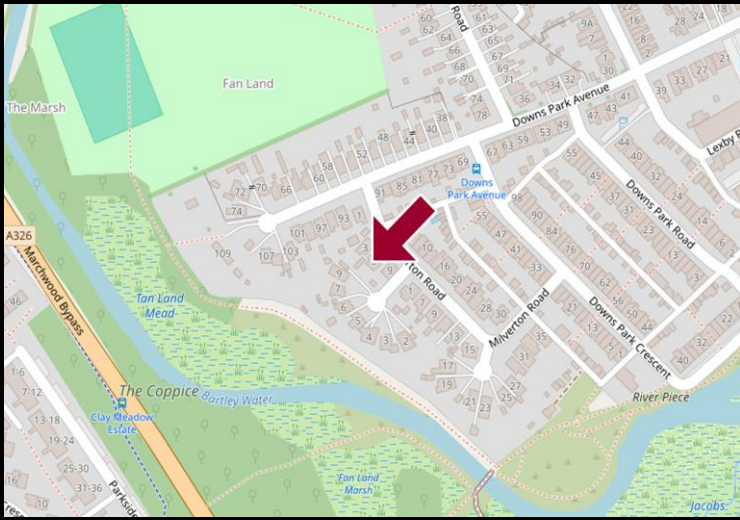
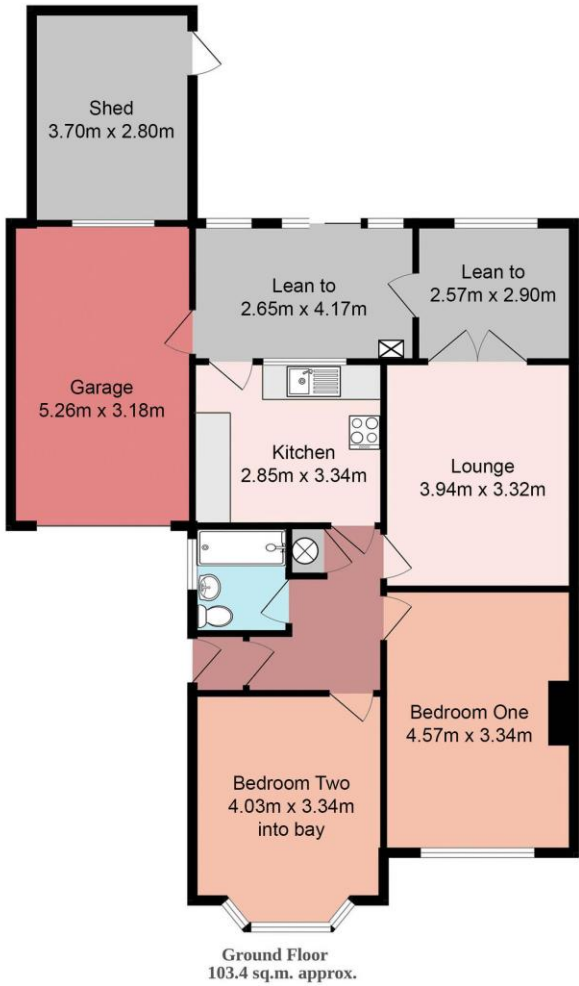




5, Milverton Road, Totton, SO40 9GT
£350,000

brantons



Accommodation	
Lounge - 12' 11" x 10' 11" (3.94m x 3.32m)	Lean To - 8' 8" x 13' 8" (2.65m x 4.17m)
Kitchen - 9' 4" x 10' 11" (2.85m x 3.34m)	Lean To (cont.) - 8' 5" x 9' 6" (2.57m x 2.90m)
Bedroom One - 15' 0" x 10' 11" (4.57m x 3.34m)	Garage - 17' 3" x 10' 5" (5.26m x 3.18m)
Bedroom Two - 13' 3" x 10' 11" (4.03m x 3.34m)	Shed - 12' 2" x 9' 2" (3.70m x 2.80m)
Shower Room - 6' 2" x 5' 7" (1.88m x 1.69m)	-

Property
Situated in a quiet and sought after residential road in the popular residential area of Eling, Brantons are delighted to offer to the market this charming detached bungalow; offered for sale with no forward chain. The property is comprised of two well-sized bedrooms, a comfortable lounge with French doors, fitted kitchen and a shower room. There is also a useful lean to spanning the width of the rear aspect of the property. Outside, the property benefits from a good-sized rear garden which is largely laid to lawn and enjoying a sunny South West facing aspect. The garden is further complemented by a patio seating area providing an ideal space for outdoor seating and entertaining, and large storage shed. To the front, a driveway provides off-road parking, leading to a large garage with electric door. The property is conveniently located for the amenities of Eling and Totton, with local shops, schools, transport links and the surrounding New Forest countryside all within easy reach. Offered with no forward chain, this detached bungalow represents an excellent opportunity for those looking for single-level living with generous outside space and scope to update to their own requirements. Early viewing comes highly recommended as strong interest is anticipated.

Features	
NO FORWARD CHAIN - Charming Detached Bungalow - Two Generous Bedrooms - Lounge with French Doors - Kitchen	- Shower Room - Driveway Parking Leading to Large Garage - Private Sunny South-West Facing Garden - Useful Lean To - Highly Sought After Road Within Eling

Information		Distances	
Local Authority: New Forest District Council		Motorway: 1.8 miles	
Council Tax Band: D		Southampton Airport: 9.1 miles	
Tenure Type: Freehold		Southampton City Centre: 5.1 miles	
School Catchments	Infant: Eling	New Forest Park Boundary: 1.3 miles	
	Junior: Foxhills	Train Stations Ashurst: 2.9 miles	
	Senior: Hounsdown	Totton: 0.7 miles	

Directions
From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to 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 Street turn left then immediately right on to Eling Lane. Take the third right onto Downs Park Avenue. Take the fourth right onto Milverton Road.

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 a rented private residential property, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (EPCs). 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

