

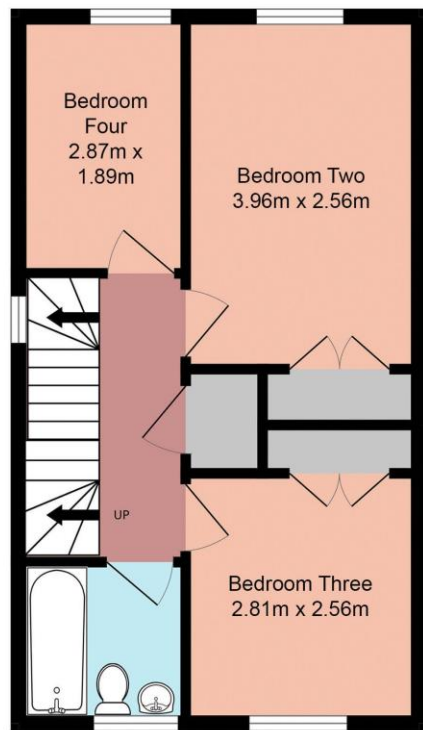


21, Georgina Close, Totton, SO40 2BE
£350,000

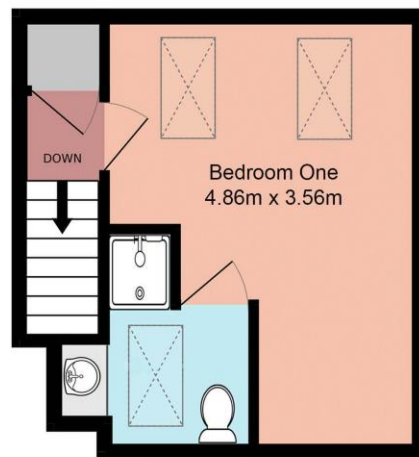
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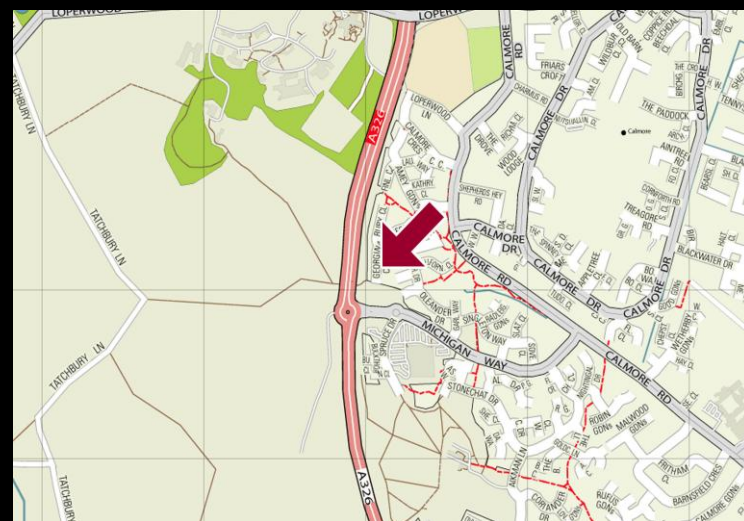
Ground Floor
35.9 sq.m. approx.



1st Floor
35.9 sq.m. approx.



2nd Floor
21.4 sq.m. approx.



Accommodation

Lounge-Diner - 15' 0" x 14' 10" (4.58m x 4.53m)

Kitchen - 11' 0" x 7' 7" (3.35m x 2.30m)

Downstairs W.C - 6' 0" x 2' 11" (1.84m x 0.89m)

Bedroom Two - 13' 0" x 8' 5" (3.96m x 2.56m)

Bedroom Three - 9' 3" x 8' 5" (2.81m x 2.56m)

Bedroom Four - 9' 5" x 6' 2" (2.87m x 1.89m)

Bathroom - 6' 2" x 6' 3" (1.89m x 1.91m)

Bedroom One - 15' 11" x 11' 8" (4.86m x 3.56m) Max

En-suite - 8' 3" x 7' 5" (2.51m x 2.26m)

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Property

Brantons Independent Estate Agents are delighted to offer for sale this deceptively spacious and versatile townhouse, ideally situated within a popular residential location. Arranged over three floors, the accommodation provides generous living space that is perfectly suited to modern family life. The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, fitted kitchen, and a spacious lounge-diner extending across the rear of the property with French doors opening onto the garden, creating an ideal space for both relaxing and entertaining. The first floor offers three well-proportioned bedrooms together with a family bathroom, while the impressive top floor is dedicated to a superb master bedroom suite, benefiting from its own en-suite shower room and providing a private retreat away from the rest of the home. Further features include double glazing, gas central heating, useful storage cupboards, and an enclosed rear garden that is largely laid to lawn with patio seating area and to the front of the property is driveway parking. This property represents an excellent opportunity for growing families, first-time buyers seeking additional space, or investors alike. No forward chain is offered and an early internal viewing is strongly recommended to fully appreciate the flexible accommodation and excellent value this attractive home has to offer.

Features

- *NO FORWARD CHAIN*
- Semi Detached Townhouse
- Four Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Downstairs W.C
- Family Bathroom & En-suite to Master
- Driveway Parking
- Larger Than Average Rear Garden
- Desirable Residential Development

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant:	Calmore
Junior:	Calmore
Senior:	Testwood

Distances

Motorway: 2.8 miles

Southampton Airport: 9.7 miles

Southampton City Centre: 6.1 miles

New Forest Park Boundary: 1.3 miles

Train Stations **Ashurst:** 4.1 miles

Totton: 2.3 miles

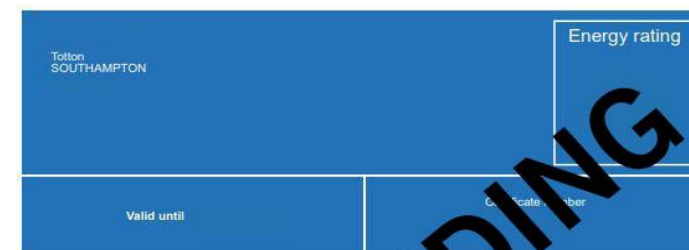
Directions

1) From our office head west on Water Lane towards Popes Lane. 2) Turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the second right onto Garland Way. 5) Turn left onto Oleander Drive. 6) Turn right onto Barberry Drive. 7) Turn left onto Jessica Crescent. 8) Turn right to stay on Jessica Crescent. 9) Take the first left onto Georgina Close.

Energy Performance

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

Energy performance certificate (EPC)



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 rented for 12 months or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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>



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