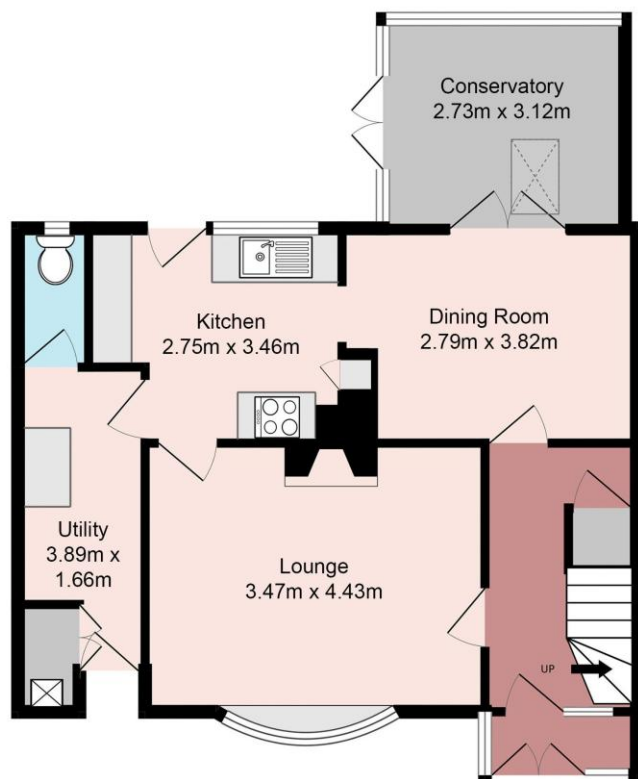


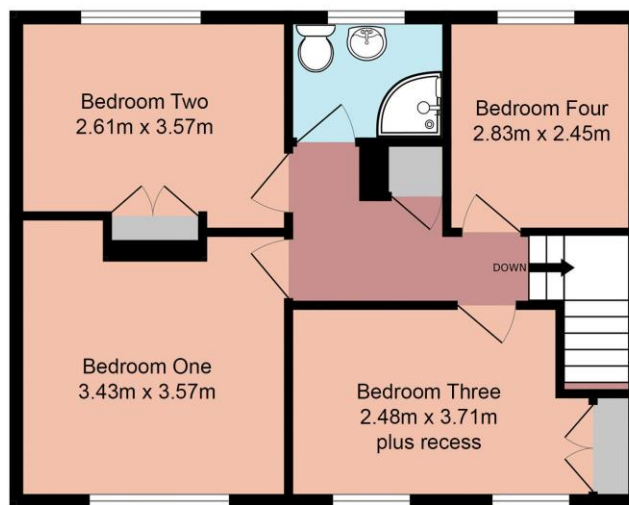


6, Pendle Close, Southampton, SO16 4QT  
£315,000

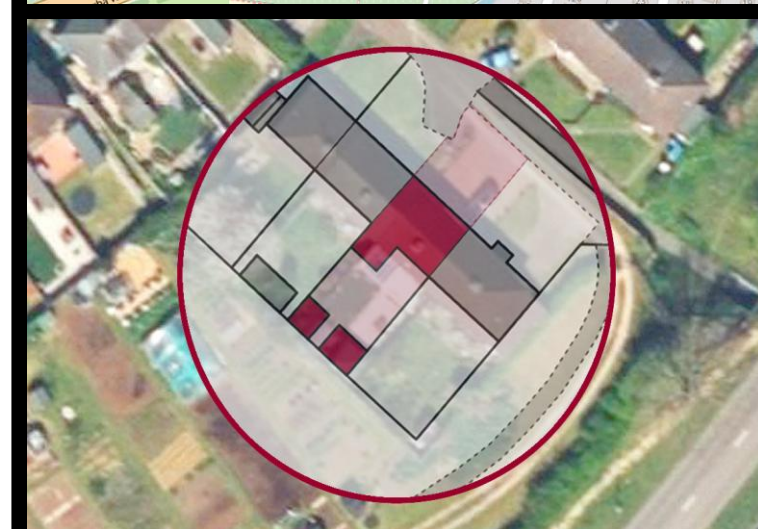
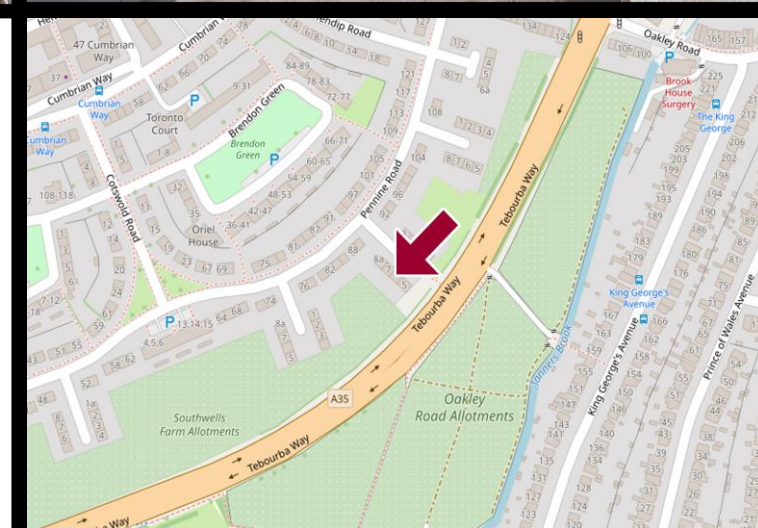
**brantons**



Ground Floor  
60.0 sq.m. approx.



1st Floor  
50.7 sq.m. approx.



## Accommodation

Porch - 2' 2" x 6' 11" (0.67m x 2.11m)

Lounge - 11' 5" x 14' 6" (3.47m x 4.43m)

Dining Room - 9' 2" x 12' 6" (2.79m x 3.82m)

Conservatory - 8' 11" x 10' 3" (2.73m x 3.12m)

Kitchen - 9' 0" x 11' 4" (2.75m x 3.46m)

Downstairs W.C - 5' 3" x 2' 6" (1.60m x 0.76m)

Utility Room - 12' 9" x 5' 5" (3.89m x 1.66m)

Bedroom One - 11' 3" x 11' 9" (3.43m x 3.57m)

Bedroom Two - 8' 7" x 11' 9" (2.61m x 3.57m)

Bedroom Three - 8' 2" x 12' 2" (2.48m x 3.71m) + Recess

Shower Room - 5' 3" x 6' 10" (1.61m x 2.09m)

## Property

Brantons Independent Estate Agents are pleased to present this spacious terraced family home, situated in a convenient residential location within Millbrook, offering excellent access to local amenities, schools, transport links and Southampton city centre, as well as a short 1.8 mile (approx. 8 minute by car) commute to Southampton General Hospital. The accommodation is arranged over two floors and provides generous living space throughout. The ground floor comprises a welcoming entrance porch leading into the hall, a comfortable lounge with feature bay window, a separate dining room ideal for family meals and entertaining, and a modern fitted kitchen with adjoining utility room providing valuable additional storage and workspace. Furthermore, there is a conservatory to the rear that enjoys views over the garden and creates a versatile extra reception area, while a convenient ground floor W.C completes the downstairs. To the first floor, there are four well-proportioned double bedrooms and a family bathroom serves the first-floor accommodation. Outside, the property benefits from a well maintained private rear garden that offers an excellent space for outdoor relaxation, children's play or summer entertaining. The garden enjoys plenty of sunshine from its South Westerly facing aspect and is laid to patio, artificial lawn, and there is a feature pergola with hot tub spa. To the front of the property is a large block paved driveway. Additionally, the property benefits from outright owned solar panels. This home is in very good decorative order throughout and would allow any potential purchaser the ability to move straight in. We believe this is an excellent opportunity for growing families seeking spacious accommodation at an affordable price point. Millbrook is a popular and established residential area, benefiting from a range of local shops, schools, recreation facilities and excellent commuter links via road, rail and public transport networks. An internal viewing is highly recommended to fully appreciate the space and versatility this substantial family home has to offer.

## Features

- Mid Terrace Family Home
- Four Double Bedrooms
- Spacious Lounge with Bay Window & Feature Fireplace
- Dining Room with French Doors
- Modern Kitchen & Useful Utility Room
- Bright Conservatory
- Downstairs W.C
- Modern Shower Room
- Block Paved Driveway Parking for Several Vehicles
- Sunny South West Facing 'Lifestyle' Rear Garden

## Information

Local Authority: Southampton City Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments  
Infant: Tanners Brook  
Junior: Tanners Brook  
Senior: Regents Park

## Distances

Motorway: 1.4 miles

Southampton Airport: 8.5 miles

Southampton City Centre: 3.2 miles

New Forest Park Boundary: 3.3 miles

Train Stations  
Ashurst: 4.7 miles

Totton: 1.9 miles

## Directions

1) Head east on Salisbury Rd/A36 toward Library Rd. 2) Continue to follow A36 and then take the ramp onto Redbridge Flyover/A35. 3) Continue to follow Redbridge flyover. 4) At Millbrook roundabout turn left onto Wimpson Lane then immediately right at the mini roundabout onto Pennine Road. 7) Take the fourth right into Pendle Close.

## Energy Performance

### Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 6 Pendle Close<br>SOUTHAMPTON<br>SO16 4GT | Energy rating<br><b>C</b> | Valid until: 28 March 2032                   |
|   |                           | Certificate number: 2867-3014-3207-4802-8290 |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 120 square metres |

### Rules on letting this property

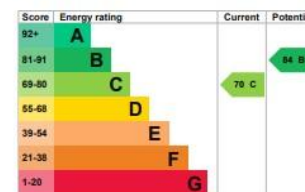
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.

