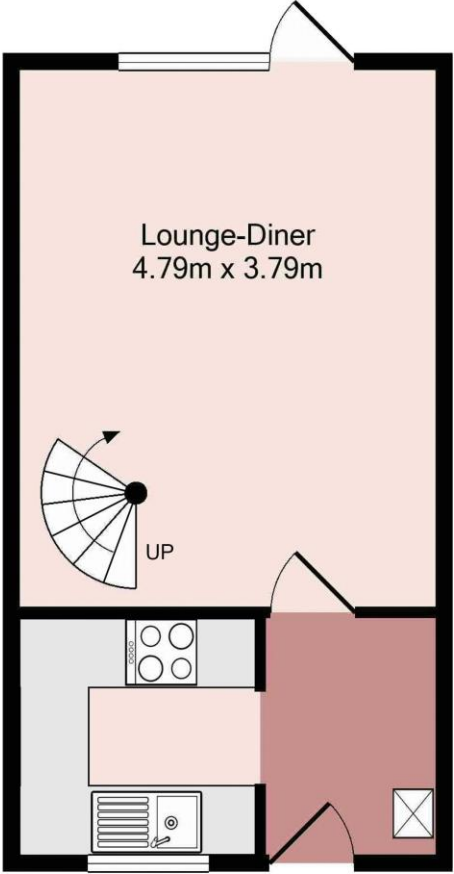


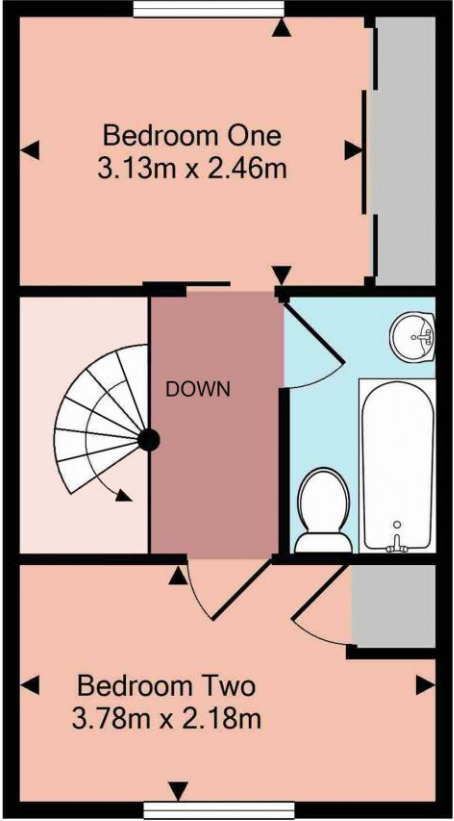


3, Redwood Gardens, Totton, SO40 8SY
£280,000

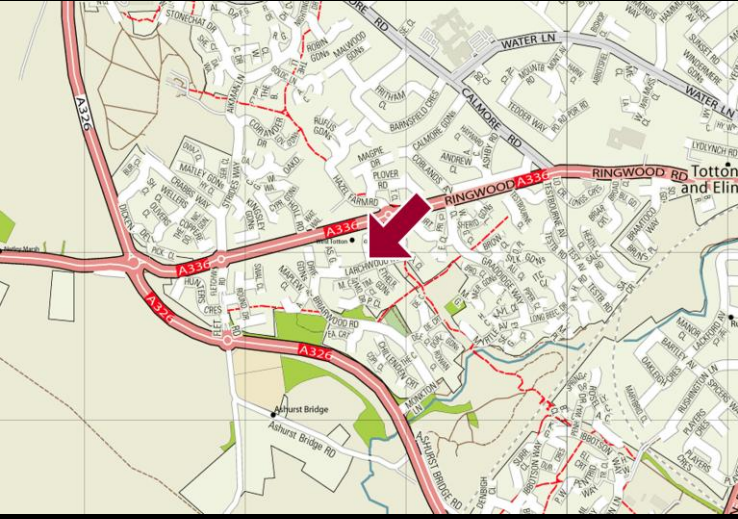
brantons



Ground Floor



1st Floor



Accommodation

Lounge-Diner

15' 9" x 12' 5" (4.79m x 3.79m)

Kitchen

7' 2" x 7' 2" (2.18m x 2.18m)

Bedroom One

10' 3" x 8' 1" (3.13m x 2.46m) Plus Wardrobes

Bedroom Two

12' 5" x 7' 2" (3.78m x 2.18m)

Bathroom

7' 3" x 4' 4" (2.20m x 1.33m)

Property

Brantons Independent Estate Agents are delighted to present for sale this end of terrace house situated within the highly regarded residential location of West Totton. The ground floor layout comprises of a spacious lounge-diner with spiral staircase to the first floor, a modern kitchen.

The first floor accommodation consists of two double bedrooms and a modern refitted bathroom. At the front of the property is driveway parking leading to a garage. To the rear there is a private enclosed garden that is mainly laid to lawn with patio seating area. No forward chain is offered and Brantons are sure that because of the location and accommodation on offer, an early viewing will be necessary to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Modern End of Terrace Home
- Two Bedrooms
- Lounge-Diner
- Contemporary Kitchen

- Refitted Bathroom
- Driveway Parking
- Garage
- Larger Than Average Rear Garden
- Cul-de-sac in Highly Sought After Residential Area

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 2.2 miles

Southampton Airport: 10.9 miles

Southampton City Centre: 5.4 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 2.9 miles

Totton: 1.6 miles

Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn left onto Larchwood Road. 5) Take the first right into Redwood Gardens.

Energy Performance

Energy performance certificate (EPC)

3, Redwood Gardens
Totton
SOUTHAMPTON
SO40 8SY

Energy rating
C

Valid until:
2 May 2028

Certificate number:
8565-7625-5050-3702-3906

Property type
End-terrace house

Total floor area
54 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

Score | Energy rating

92+
81-91
69-80
55-68
39-54
21-38
1-20

A
B
C
D
E
F
G

Current

71 C

Potential

88 B

The Property Ombudsman

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.

