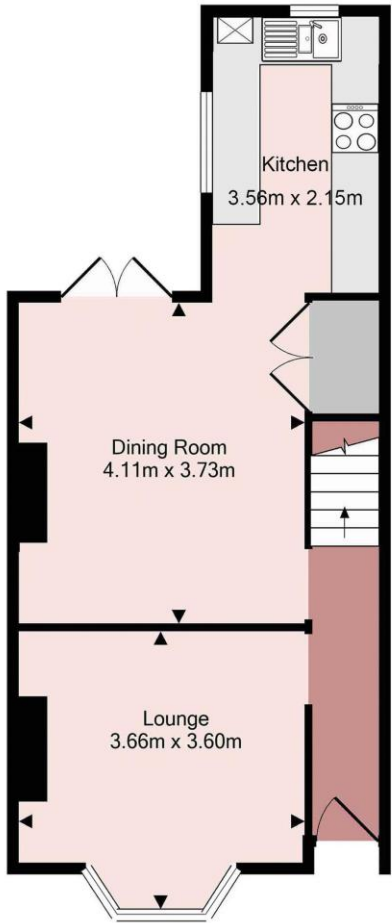




53, Downs Park Road, Totton, SO40 9GL
£325,000

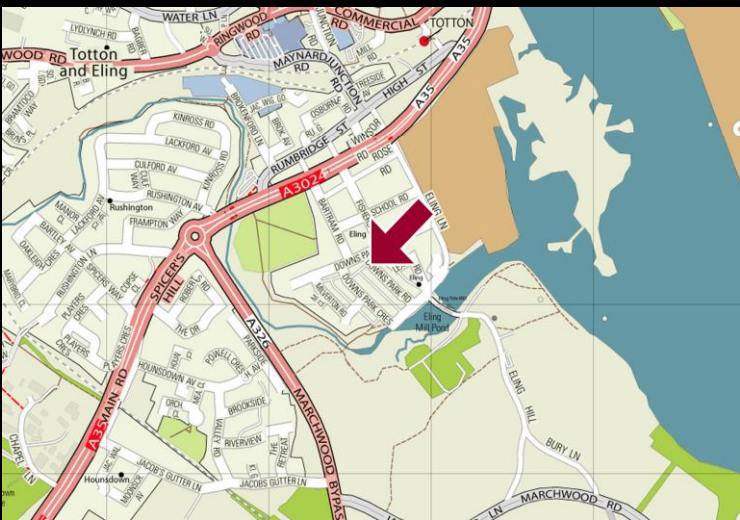
brantons



Ground Floor



1st Floor



Accommodation	
Lounge - 12' 0" x 11' 10" (3.66m x 3.6m) Into Bay	Bathroom - 11' 11" x 7' 1" (3.62m x 2.17m)
Kitchen - 11' 8" x 7' 1" (3.56m x 2.15m)	
Dining Room - 13' 6" x 12' 3" (4.11m x 3.73m)	
Bedroom One - 13' 6" x 9' 10" (4.12m x 3.00m) Into Bay	
Bedroom Two - 13' 6" x 9' 10" (4.12m x 3.00m)	

Property
Situated within the picturesque residential area of Eling with its historic 18th century working Tide Mill, Brantons Independent Estate Agents are proud to offer for sale this surprisingly spacious mid-terrace house.
The ground floor layout is comprised of a lounge with bay window, sizable dining room with French doors and useful storage cupboards, and there is and an open-plan modern kitchen with a light and airy feel. The first floor accommodation consists of two generously proportioned bedrooms and a luxury four piece bathroom. At the rear of the property is the South Westerly facing garden which is mainly laid to lawn with a large patio seating area, feature pergola, and a storage shed. The garden benefits from the use of rear access via a service road offering potential purchasers their own parking space or the ability to build a garage subject to the necessary planning consents. In our opinion this property is decorated to a high standard of order thus allowing any potential purchaser the ability to move straight in. As a result of this an early viewing will be necessary as strong interest is anticipated.

Features	
- Mid Terrace Character Home - Two Double Bedrooms - Lounge With Bay Window - Dining Room With French Doors - Modern Open-Plan Kitchen	- Luxury Four Piece Bathroom - Gas Central Heating & UPVC Double Glazing - South Westerly Facing Garden With Rear Access - High Standard of Decorative Order - Preferred Foxhills/Hounslow School Catchments

Information	
Local Authority: New Forest District Council	
Council Tax Band: B	
Tenure Type: Freehold	
School Catchments	Infant: Eling
	Junior: Foxhills
	Senior: Hounslow

Distances	
Motorway: 1.8 miles	
Southampton Airport: 9.0 miles	
Southampton City Centre: 5.0 miles	
New Forest Park Boundary: 1.4 miles	
Train Stations	Ashurst: 2.8 miles
	Totton: 0.6 miles

Directions
1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) Take the second left onto Downs Park Road. The property will be found on the right hand side.

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 rented for 5 years or more, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (MERS). 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

