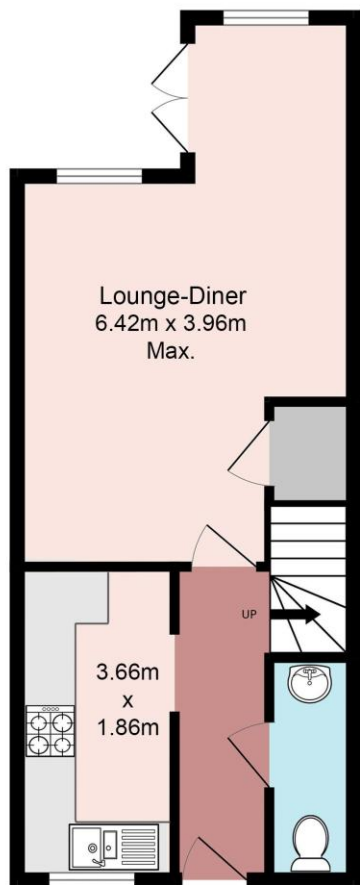


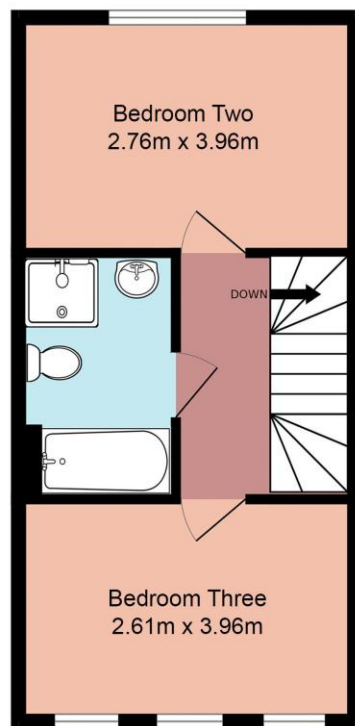


11, Georgina Close, Totton, SO40 2BE
£335,000





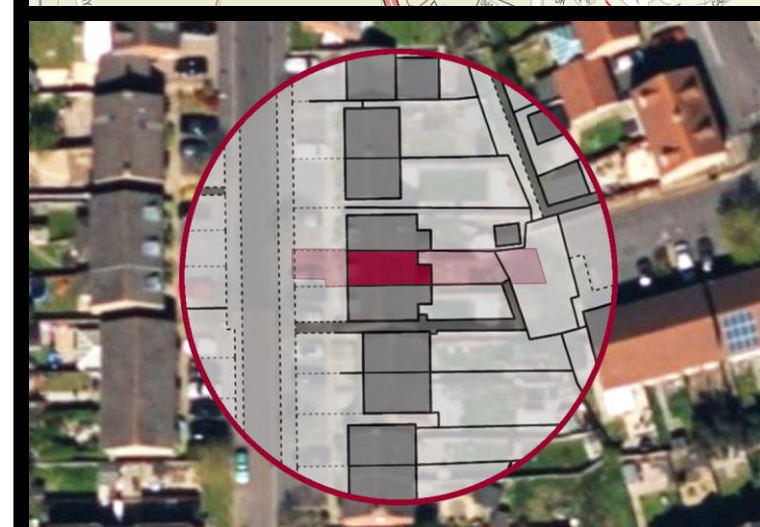
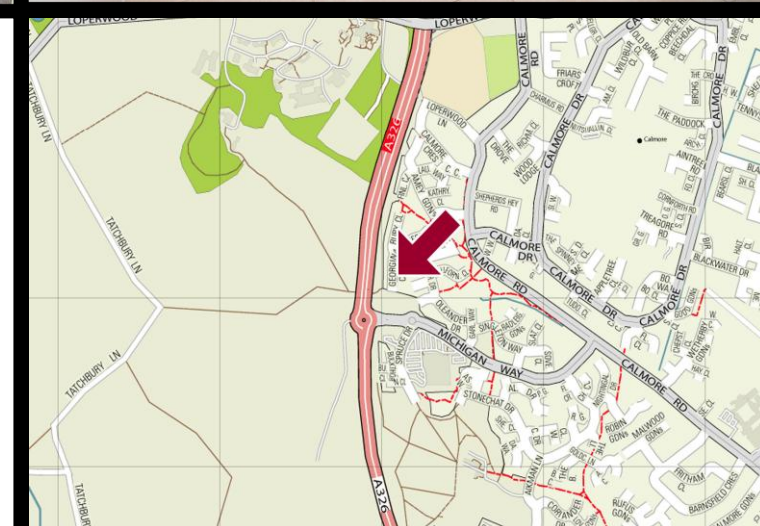
Ground Floor
36.3 sq.m. approx.



1st Floor
32.7 sq.m. approx.



2nd Floor
25.0 sq.m. approx.



Accommodation

Lounge-Diner - 21' 1" x 13' 0" (6.42m x 3.96m) Max.

Kitchen - 12' 0" x 6' 1" (3.66m x 1.86m)

Downstairs W.C - 8' 5" x 3' 2" (2.57m x 0.96m)

Bedroom Two - 9' 1" x 13' 0" (2.76m x 3.96m)

Bedroom Three - 8' 7" x 13' 0" (2.61m x 3.96m)

Bathroom - 9' 6" x 6' 0" (2.89m x 1.83m)

Bedroom One - 11' 4" x 13' 0" (3.45m x 3.96m) Max.

En-suite - 8' 9" x 6' 1" (2.66m x 1.86m)

Property

Situated within the highly desirable Hazel Farm development, this attractive three-storey townhouse offers spacious and versatile accommodation, making it an ideal choice for families, professional couples, or investors seeking a well-connected and modern home. The ground floor is centred around an impressive open-plan living space, with a generous lounge-diner, creating an excellent environment for both everyday living and entertaining. To the front, the fitted kitchen is thoughtfully arranged to maximise space and practicality, while a convenient cloakroom/WC and welcoming entrance hall complete the ground floor accommodation. The first floor comprises two well-proportioned bedrooms, both enjoying excellent natural light, together with a contemporary family bathroom fitted with a bath, wash hand basin and WC. Occupying the entire second floor, the principal bedroom suite provides a wonderful sense of privacy and space. This impressive room benefits from an adjoining shower room, creating an ideal retreat away from the main living areas. Externally, the property enjoys a pleasant position within this popular residential development, renowned for its attractive surroundings and convenient access to local amenities, schools, transport links and nearby green spaces.

Features

- Modern Townhouse Arranged Over Three Floors
- Three Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Downstairs W.C
- Large Four Piece Family Bathroom
- En-suite Shower Room to Master
- Low Maintenance 'Lifestyle' Rear Garden
- Driveway Parking
- 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)

11, Georgina Close Totton SOUTHAMPTON SO40 2BE	Energy rating C	Valid until: 18 February 2028 Certificate number: 8858-7929-9140-3507-8926
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Property type: Mid-terrace house

Total floor area: 97 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

