



Water Lane, Totton, Southampton, SO40 3GT
Southampton

£325,000

Property Type: Detached Bungalow

Bedrooms: | Bathrooms: | Reception:
2 | 1 | 1

Hamwic are pleased to present this 2 double bedroom detached bungalow ideally located near Totton town centre. Offering a spacious lounge–diner, conservatory, generous rear garden, off-road parking, and a newly fitted roof. Vacant possession and no forward chain.

| DETACHED BUNGALOW | NEW ROOF | SPACIOUS LOUNGE–DINING ROOM | 2 DOUBLE BEDROOMS | KITCHEN | CONSERVATORY | SHOWER ROOM | GENEROUS REAR GARDEN | OFF ROAD PARKING | GAS CENTRAL HEATING | DOUBLE GLAZED WINDOWS | VACANT POSSESSION | NO FORWARD CHAIN |

Location: -Conveniently positioned just a short stroll from Totton town centre, this property is ideally placed for access to local shops, bus routes, train station, and excellent road links to Southampton, Romsey, and the New Forest National Park.





Accommodation / Front: Set behind a brick boundary wall with timber fencing and double metal gates opening onto a hardstanding area providing off-road parking. A side pathway with steps leads to the entrance door.

Entrance Hall: Welcoming entrance with laminate flooring, radiator, textured ceiling, and access to the loft. Airing cupboard housing the gas combi boiler and an additional walk-in storage cupboard. Doors to all principal rooms.

Bedroom 1: Double bedroom with double glazed window to the front aspect, radiator, fitted carpet, and chimney breast with wardrobes built into the recess.

Bedroom 2: Further double bedroom with double glazed window to the front aspect, radiator, fitted carpet, and feature chimney breast with decorative surround.

Kitchen: Fitted with a range of eye and base level units with work surfaces over, space for appliances including washing machine, cooker, fridge, and freezer. Double glazed window and personal door to the side aspect, laminate flooring.

Shower Room: Modern suite comprising low level WC, wash basin, and shower cubicle with fitted shower. Obscure double glazed window to the side, tiled walls and flooring, and radiator.

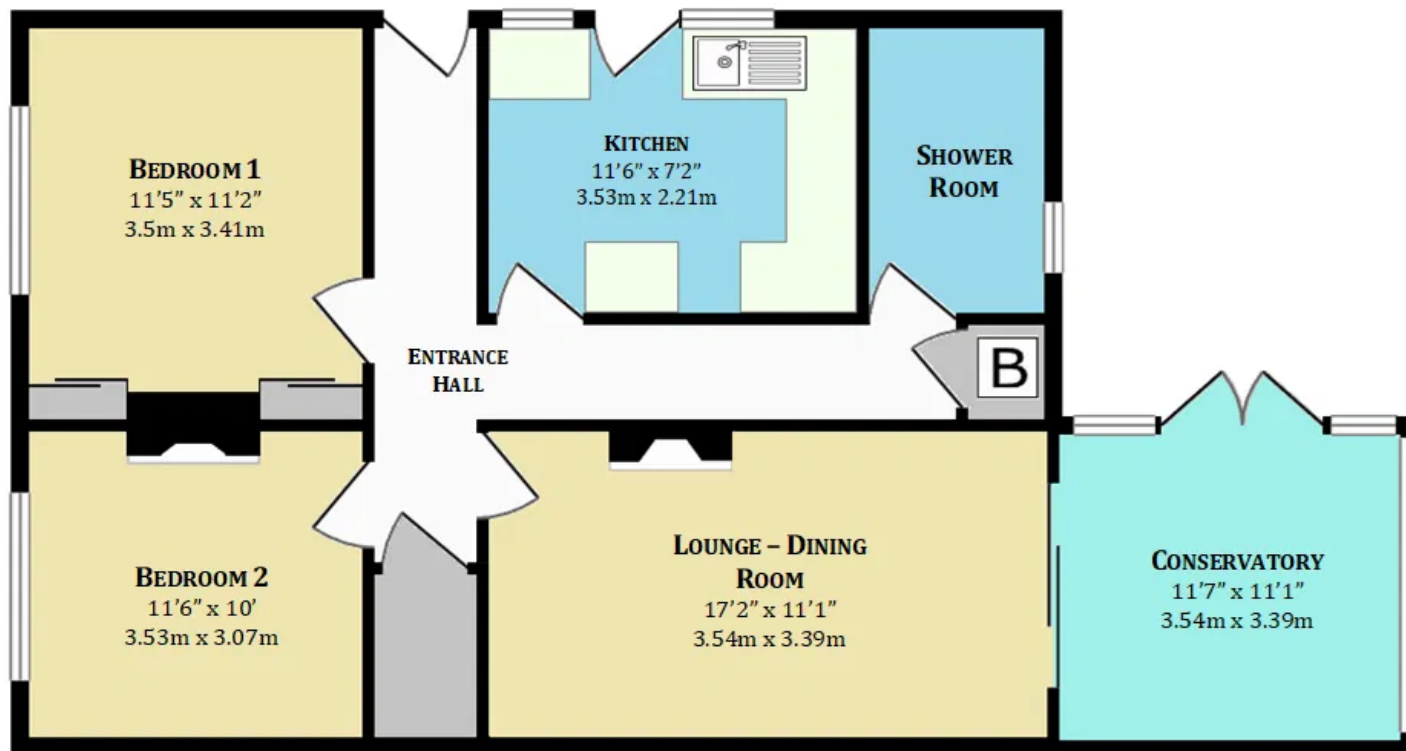
Lounge–Dining Room: A bright and spacious dual-aspect room featuring double glazed sliding doors leading to the conservatory, two radiators, fitted carpet, and a feature fireplace surround.

Conservatory: Brick-based with double glazed windows overlooking the rear garden, power, lighting, and radiator fitted — ideal as a relaxing additional living space.

Rear Garden: Enjoying a private and low-maintenance setting, the garden offers a patio seating area, artificial turf, ornamental pond, timber fencing, and a garden shed with power and lighting. Outside tap fitted.

Tenure: Freehold / **Council Tax Band:** D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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