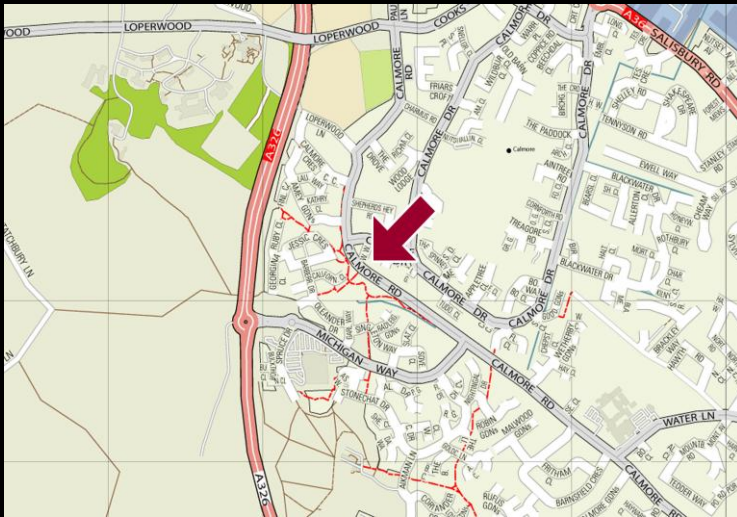
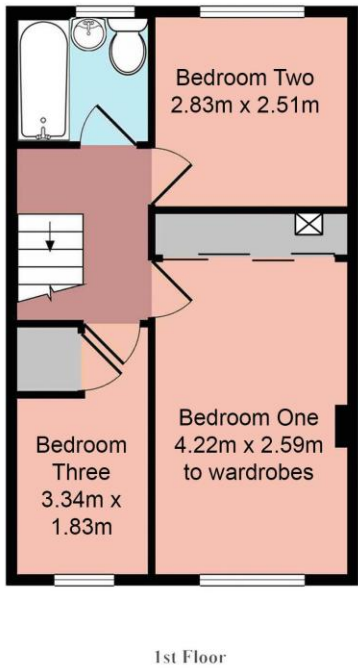
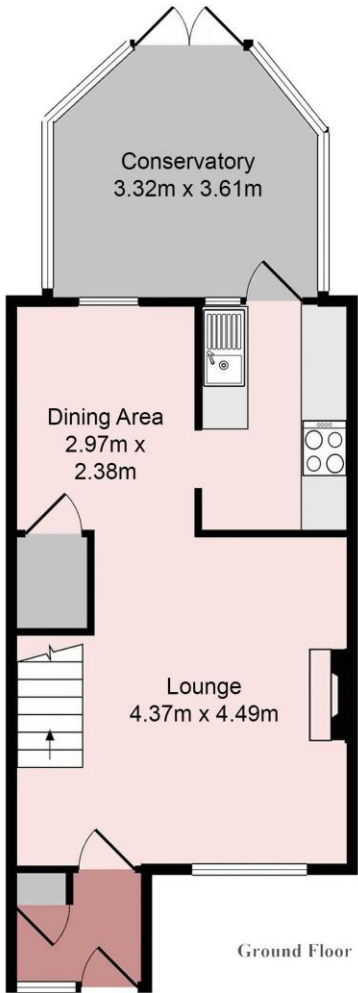




10, Woodgreen Walk, Calmore, SO40 2SP
£279,950

brantons



Accommodation	
Lounge - 14' 4" x 14' 9" (4.37m x 4.49m)	Bedroom Two - 9' 3" x 8' 3" (2.83m x 2.51m)
Dining Area - 9' 7" x 7' 10" (2.92m x 2.38m)	Bedroom Three - 10' 11" x 6' 0" (3.34m x 1.83m) Max
Kitchen - 10' 0" x 6' 8" (3.04m x 2.03m)	Bathroom - 6' 2" x 6' 2" (1.89m x 1.89m)
Conservatory - 10' 11" x 11' 10" (3.32m x 3.61m)	-
Bedroom One - 13' 10" x 8' 6" (4.22m x 2.59m) to wardrobes	-

Property
Brantons Independent Estate Agents are pleased to present for sale this spacious mid terrace family home situated in the ever popular residential area of Calmore. The ground floor layout comprises of an entrance porch, sizable lounge with feature fireplace, open-plan dining area, kitchen and conservatory. On the first floor there are three bedrooms with the master benefiting from the use of a built in wardrobe. There is also a modern refitted family bathroom. Additional benefits of the property include a garage in a nearby block and a private, South-Westerly facing rear garden that enjoys a sunny aspect. This style of property would make an excellent first time purchase or 'Buy-To-Let' investment and Brantons advise an early viewing to avoid any later disappointment.

Features
- Terraced Family Home - Three Bedrooms - Spacious Lounge - Open-Plan Dining Area - Kitchen - UPVC Conservatory - Modern Refitted Family Bathroom - Garage In Nearby Block - Sunny South-Westerly Facing Rear Garden - Popular Residential Location

Information	Distances
Local Authority: New Forest District Council Council Tax Band: B Tenure Type: Freehold School Catchments Infant: Calmore Junior: Calmore Senior: Testwood	Motorway: 2.7 miles Southampton Airport: 10.5 miles Southampton City Centre: 6.0 miles New Forest Park Boundary: 1.0 miles Train Stations Ashurst: 4.5 miles Totton: 2.1 miles

Directions
1) From our office proceed West on Water Lane. 2) At the main junction with Calmore Road turn right. 3) Continue on for approximately 0.75 miles. 4) Take the 3rd right into Calmore Drive 5) Take the first right into Woodgreen Walk.

Energy Performance
Energy performance certificate (EPC) 10, Woodgreen Walk Calmore SOUTHAMPTON SO40 2SP Energy rating D Valid until: 9 August 2027 Certificate number: 8253-7328-8100-8381-6902 Property type Mid-terrace house Total floor area 70 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). Energy rating and score This property's energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency. Score Energy rating 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Current Potential 60 D 84 B 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

