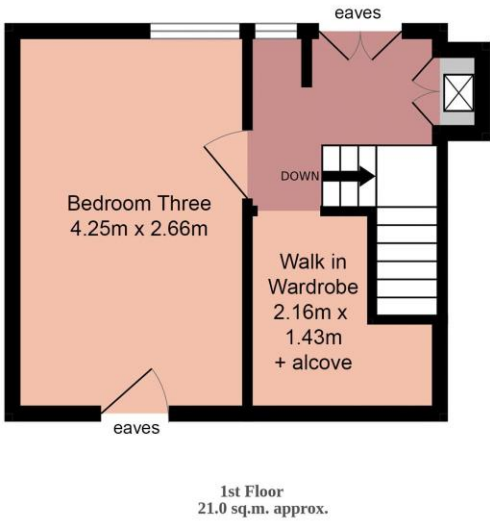
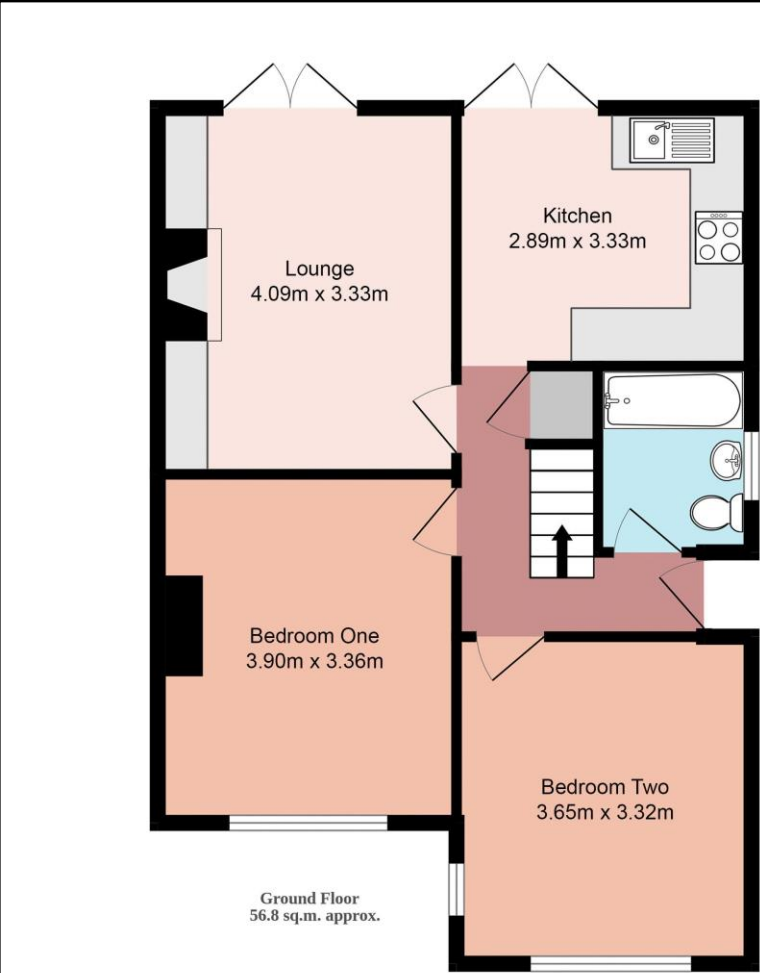




31, Kinross Road, Totton, SO40 9BP
£375,000

brantons



Directions

Lounge 13' 5" x 10' 11" (4.09m x 3.33m) **Detached Workshop** 16' 5" x 8' 0" (5.00m x 2.44m)

Kitchen 9' 6" x 10' 11" (2.89m x 3.33m)

Bedroom One 12' 10" x 11' 0" (3.90m x 3.36m)

Bedroom Two 12' 0" x 10' 11" (3.65m x 3.32m)

Bathroom 6' 10" x 5' 7" (2.08m x 1.69m)

Bedroom Three 13' 11" x 8' 9" (4.25m x 2.66m)

Walk in Wardrobe 7' 1" x 4' 8" (2.16m x 1.43m) + Alcove

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave and then turn right onto Kinross Road.

Property

As sole agents Brantons Independent are proud to offer for sale this charming detached bungalow situated within the highly sought after residential area of Rushington. The accommodation is comprised of three generous double bedrooms with the first floor bedroom benefiting from the use of an adjacent walk in wardrobe that could also be used as a study or dedicated hobby room. There is a lounge with feature fireplace and French doors, a modern kitchen with integral appliances (oven, hob, fridge, freezer, and dishwasher), and a contemporary bathroom. Additional benefits of the property include ample driveway parking, and at the rear there is a garden that benefits from a good degree of privacy and seclusion as well as a sunny Southerly aspect. The garden is largely laid to lawn with patio seating area, and also incorporates a detached workshop. The location offers a quiet cul-de-sac setting and is within catchment from the preferred Foxhills and Hounsdown schools. No forward chain is offered and Brantons are sure early viewing will be necessary to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Charming Semi-Detached Bungalow
- Three Generous Double Bedrooms (+ Walk in Wardrobe)
- Lounge with French Doors
- Modern Kitchen with Integrated Appliances
- Contemporary Bathroom
- Driveway Parking for Several Vehicles
- Private Rear Garden with Lawn & Patio Seating Area
- Detached Workshop (Approx 131 Square Feet)
- Highly Sought After Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant:	Eling
Junior:	Foxhills
Senior:	Hounsdown

Distances

Motorway: 1.4 miles

Southampton Airport: 8.7 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 1.5 miles

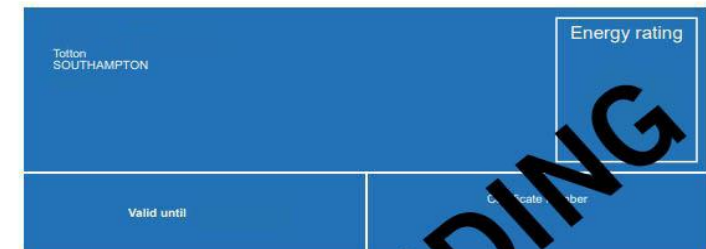
Train Stations Ashurst: 2.8 miles

 Totton: 0.9 miles

Energy Performance

[Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK](#)

Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

Properties can be rented if they have a energy rating from A to E.

If the property is a Fitted G, it can be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-landlords>).

Energy Efficient Rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

Valid until		Certificate number	
Property type			
Total floor area			
Rules on letting this property			
<p>Properties can be rented if they have a energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance-2020).</p>			
Energy efficiency rating for this property			



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

