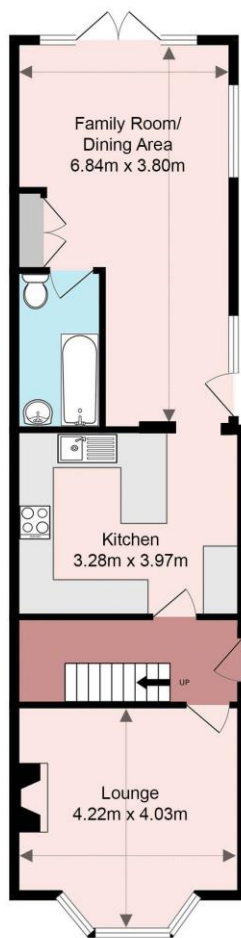




Totton
£375,000

brantons



Accommodation	
Lounge	13' 10" x 13' 3" (4.22m x 4.03m)
Kitchen	10' 9" x 13' 0" (3.28m x 3.97m)
Family Room	22' 5" x 12' 6" (6.84m x 3.80m) Maximum
Bathroom	9' 2" x 5' 2" (2.80m x 1.57m)
Bedroom One	11' 0" x 13' 2" (3.35m x 4.01m)
En-suite	8' 6" x 7' 5" (2.60m x 2.25m)
Bedroom Two	10' 11" x 6' 5" (3.33m x 1.95m)
Bedroom Two	11' 1" x 6' 5" (3.38m x 1.95m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this semi-detached character residence situated in a convenient location within central Totton.
The ground floor layout is comprised of a lounge with bay window and feature fireplace, open plan family room/dining area, modern kitchen with breakfast bar. From the hall there is a staircase that leads you to the first floor accommodation which consists of three bedrooms, with the master being a generous size and benefiting from the use of a luxury four piece en-suite bathroom. The front of the property provides driveway parking and at the rear is an established and well maintained, Southerly facing garden. The private and sunny garden is mainly laid to lawn with patio seating area. Brantons advise that an early internal inspection is essential to fully appreciate the location and accommodation advertised.

Features
<div><ul style="list-style-type: none">Semi Detached Family HomeThree Bedrooms With Four Piece En-suite To MasterLounge With Bay Window & Feature FireplaceModern Kitchen With Breakfast BarOpen-Plan Dining Area</div> <div><ul style="list-style-type: none">Family Room With French DoorsDownstairs BathroomDriveway ParkingRear Garden Approx 90ft in LengthConvenient Residential Location</div>

Information
Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Distances
Motorway: 1.9 miles
Southampton Airport: 10.0 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 4.3 miles
Totton: 1.3 miles

Directions
1) From our office proceed North on Salisbury Road/A36. 2) Continue for approximately 0.9 miles. 3) Take the 8th left into Stanley Road.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div>Energy rating</div><div>Totton SOUTHAMPTON</div><div>Valid until</div><div>Certificate number</div></div> <div>Property type</div> <div>Total floor area</div> <div>Rules on letting this property</div> <div>Properties can be rented if they have an energy rating from A to E.</div> <div>If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the required energy efficiency standards (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</div> <div>Energy efficiency rating for this property</div> <div>See how to improve this property's energy performance.</div> <div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div>

