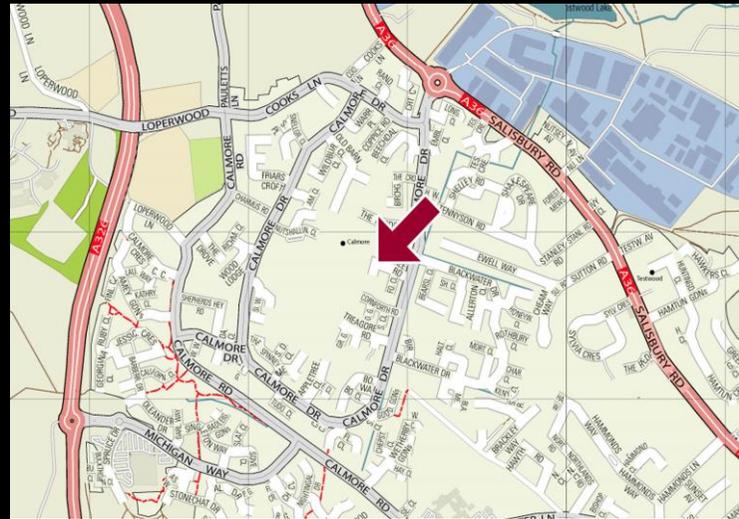
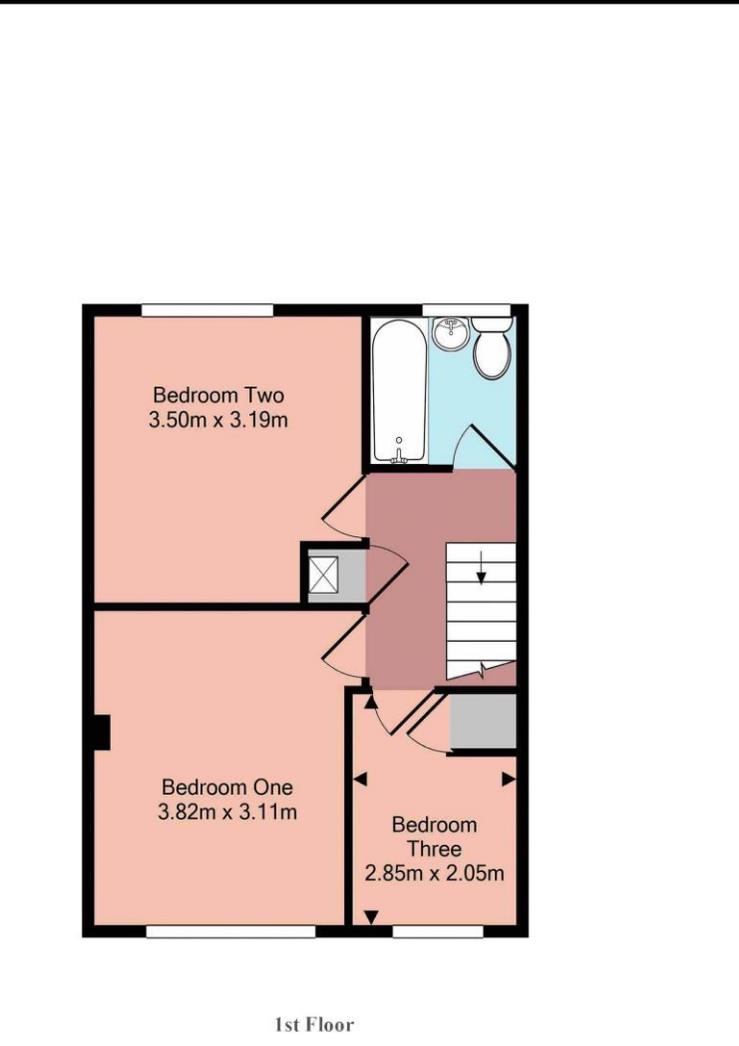
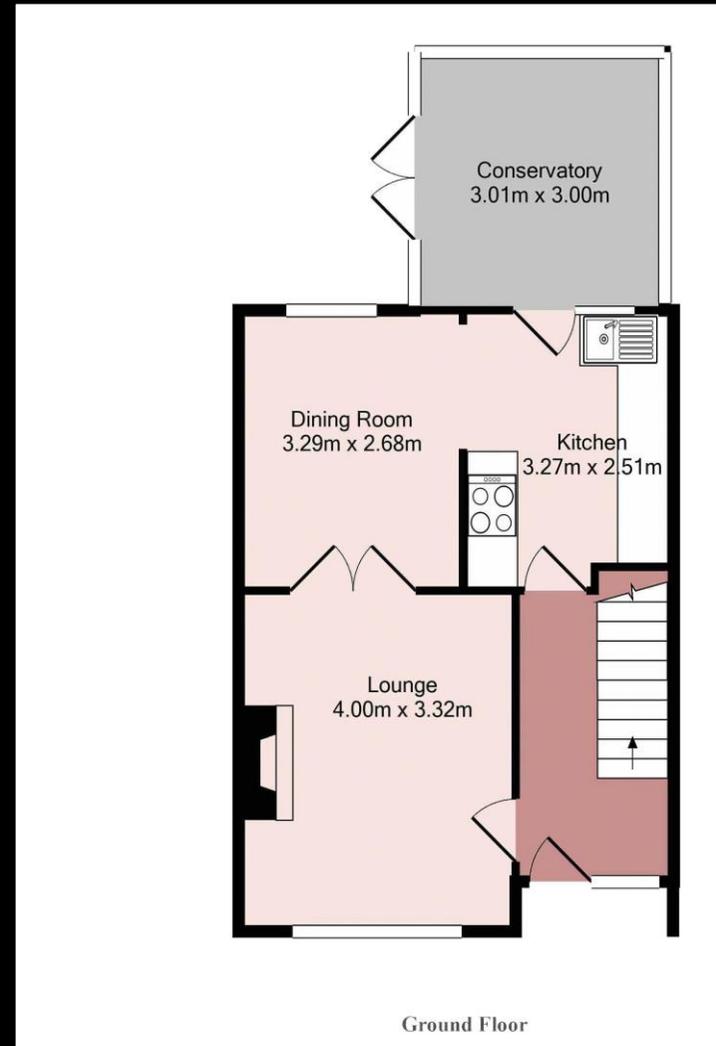




Calmore
£247,500

brantons



Accommodation

Lounge 13' 1" x 10' 11" (4.00m x 3.32m)

Dining Room 10' 10" x 8' 10" (3.29m x 2.68m)

Kitchen 10' 9" x 8' 3" (3.27m x 2.51m)

Conservatory 9' 11" x 9' 10" (3.01m x 3.00m)

Bedroom One 12' 6" x 10' 2" (3.82m x 3.11m)

Bedroom Two 11' 6" x 10' 6" (3.50m x 3.19m)

Bedroom Three 9' 4" x 6' 9" (2.85m x 2.05m)

Bathroom 6' 8" x 5' 6" (2.03m x 1.67m)

Property

Situated in a cul-de-sac location within the ever popular residential area of Calmore, Brantons are pleased to present for sale this end of terrace family home. The ground floor accommodation is comprised of a lounge with feature fireplace, dining room with French doors, modern kitchen with fitted appliances, and a UPVC double glazed conservatory with French doors. The first floor consists of three generously proportioned bedrooms with both bedrooms one and two being generous double rooms. There is also a modern family sized bathroom. At the rear of the property is an enclosed garden that is mainly laid to lawn and benefits from a sunny South-Westerly aspect.

The current owners have subjected the property to a programme of refurbishment and improvement and in our opinion the property is presented to a high standard of decorative order thus allowing any potential purchaser the ability to move straight in. To fully appreciate the location and accommodation on offer, Brantons advise that booking an early viewing will be essential to avoid any later disappointment.

Features

- End of Terrace Family Home
- Three Bedrooms
- Lounge With Feature Fireplace
- Dining Room With French Doors
- Modern Kitchen With Fitted Appliances
- UPVC Conservatory With French Doors
- Modern Family Bathroom
- Garage In Adjacent Block
- South-Westerly Facing Rear Garden
- Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant: Calmore
- Junior: Calmore
- Senior: Testwood

Distances

Motorway: 1.9 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 1.1 miles

Train Stations Ashurst: 5.1 miles

Totton: 2.0 miles

Directions

- From our office travel North West on Salisbury Road/A36 for approximately one mile.
- At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive.
- Take the fourth right onto Aintree Road.

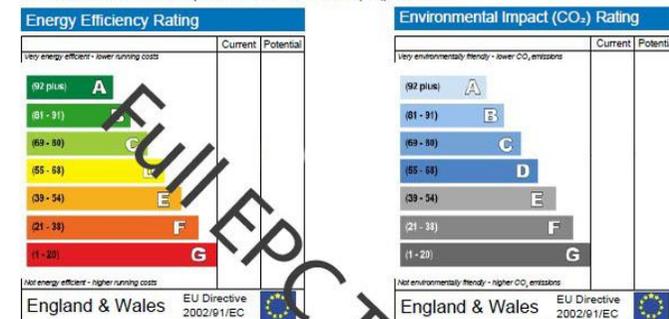
Energy Performance

Energy Performance Certificate



Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



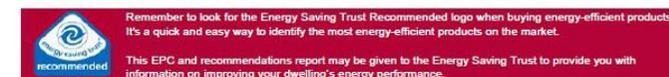
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use		
Carbon dioxide emissions		
Lighting		
Heating		
Hot water		

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



www.brantons.co.uk

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

t: 02380 875 020

e: enquiries@brantons.co.uk



