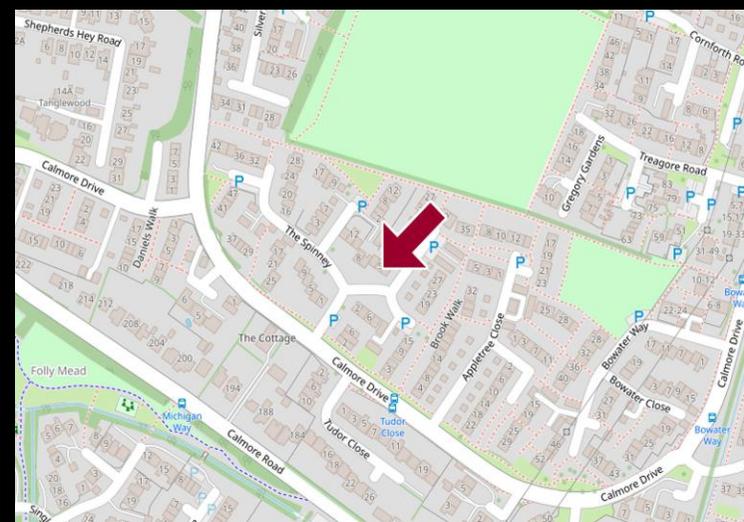
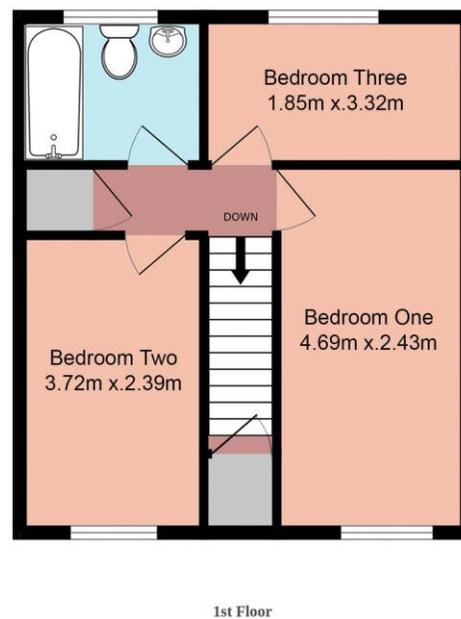
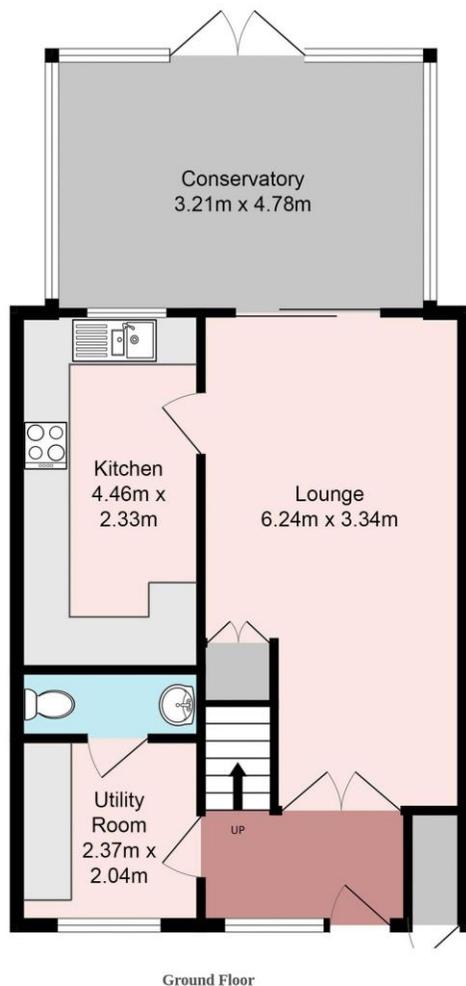




5, Melrose Court, Calmore, SO40 2UZ
£339,950

brantons



Accommodation

Lounge - 20' 6" x 10' 11" (6.24m x 3.34m)

Kitchen - 14' 8" x 7' 8" (4.46m x 2.33m)

Utility Room - 7' 9" x 6' 8" (2.37m x 2.04m)

Conservatory - 10' 6" x 15' 8" (3.21m x 4.78m)

Downstairs W.C - 2' 10" x 6' 8" (0.86m x 2.04m)

Bedroom One - 15' 5" x 8' 0" (4.69m x 2.43m)

Bedroom Two - 12' 2" x 7' 10" (3.72m x 2.39m)

Bedroom Three - 6' 1" x 10' 11" (1.85m x 3.32m)

Bathroom - 6' 0" x 7' 10" (1.84m x 2.38m)

-

Property

Brantons Independent Estate Agents are delighted to offer for sale this well-proportioned family home situated in the popular residential area of Calmore and offering spacious and versatile accommodation. The ground floor is entered via a welcoming entrance hall which provides access to the lounge-diner, which measures over 20ft in length. Sliding doors lead through to a bright conservatory which overlooks and provides access to the rear garden, creating an excellent additional reception space suitable for year-round enjoyment. The kitchen is contemporary and well arranged with plenty of worktop space, From the hall there is a useful utility room that provides further storage, space for appliances, and access to a ground floor W.C. On the first floor, the landing leads to three bedrooms and the family bathroom. Bedroom one is a generous double room, whilst bedroom two is also a comfortable double. Bedroom three provides a versatile space ideal as a single bedroom, nursery, or home office. The modern family bathroom is fitted with a shower bath bath, wash basin, and WC. Externally, the property benefits from driveway parking to the front with a handy storage cupboard. The rear garden is private and laid to patio and artificial lawn, thus designed with ease of maintenance in mind, providing an ideal space for relaxing or entertaining. This attractive home represents an excellent opportunity for a range of buyers and early viewing is highly recommended.

Features

- Mid-Terrace Family Home
- Three Generous Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen
- Large UPVC Conservatory
- Useful Utility Room & Downstairs W.C
- Modern Family Bathroom
- Driveway Parking
- Enclosed Low Maintenance Rear Garden
- Desirable Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant:	Calmore
Junior:	Calmore
Senior:	Testwood

Distances

Motorway: 2.9 miles

Southampton Airport: 10.8 miles

Southampton City Centre: 6.3 miles

New Forest Park Boundary: 1.2 miles

Train Stations Ashurst: 4.8 miles

Totton: 2.3 miles

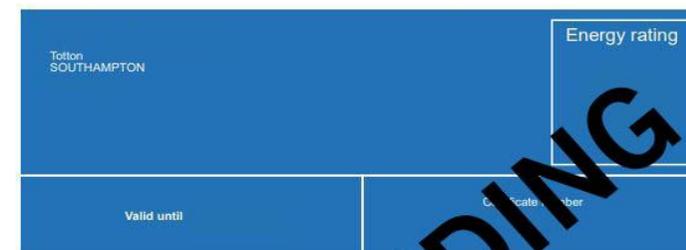
Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit onto Calmore Drive and take the second left hand turn to continue on Calmore Drive. 3) Continue on for approximately 0.7 miles. 4) Take the ninth right into The Spinney and then turn right into Melrose Court.

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 an energy rating from A to E.

If the property is not a Private Rented Property, 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-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

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

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



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

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