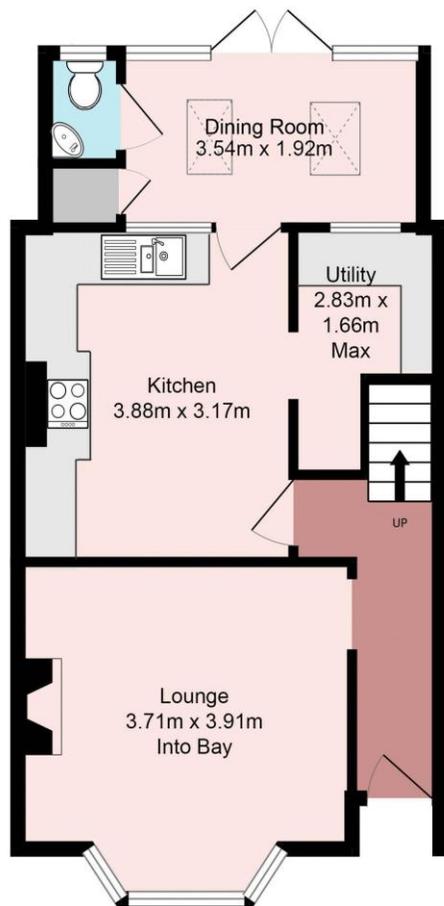


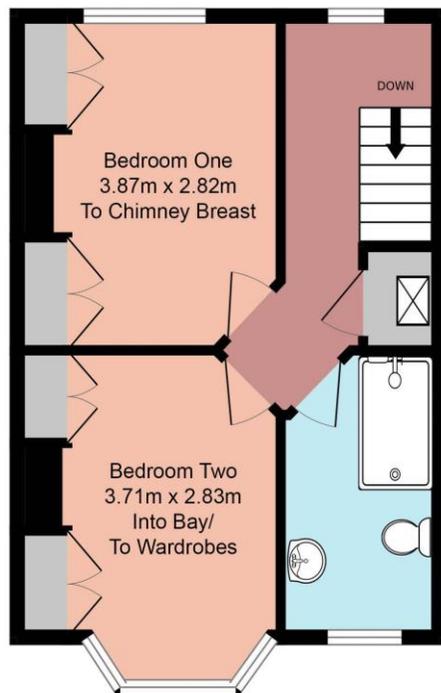


51, Downs Park Avenue, Totton, SO40 9GZ
£315,000

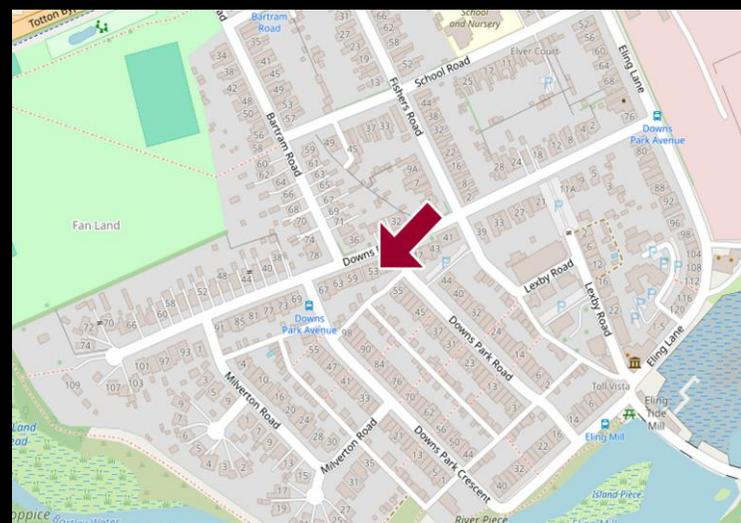
brantons



Ground Floor
44.3 sq.m. approx.



1st Floor
35.7 sq.m. approx.



Accommodation

Lounge - 12' 2" x 12' 10" (3.71m x 3.91m) Into Bay

Kitchen - 12' 9" x 10' 5" (3.88m x 3.17m)

Dining Room - 11' 7" x 6' 4" (3.54m x 1.92m)

Utility - 9' 3" x 5' 5" (2.83m x 1.66m) Maximum

Bedroom Two - 12' 2" x 9' 3" (3.71m x 2.83m) Into Bay/ To Wardrobes

Bedroom One - 12' 8" x 9' 3" (3.87m x 2.82m) To Chimney Breast

Shower Room - 5' 5" x 10' 6" (1.64m x 3.20m)

Property

Offered to the market with no forward chain, Brantons Estate Agents are delighted to present for sale this charming two bedroom semi-detached home situated in the highly regarded residential area of Eling with its picturesque walks and characterful charm. Upon entering, a hallway leads through to a well-proportioned lounge featuring a bay window and feature fireplace, and there is a generously sized kitchen, offering ample worktop space, with direct access to a separate useful utility room. Beyond this is a delightful dining room, with Velux style windows and pleasant views over the rear garden via French doors. There is also access to a ground floor W.C, and storage cupboard. The first floor accommodation is comprised of two generously proportioned bedrooms, both benefiting from fitted storage space, and a modern family shower room. Externally, the front of the property provides block paved driveway parking and at the rear is a private enclosed garden. The garden has been designed with ease of maintenance in mind and features artificial lawn, patio seating area and timber storage shed. There is secure gated access at the rear boundary that leads to a residents service road, providing both convenience and functionality. Brantons advise that an internal viewing is strongly recommended to fully appreciate the accommodation and the opportunity offered by this appealing home.

Features

- *NO FORWARD CHAIN*
- Spacious Semi Detached Characterful Home
- Two Generous Double Bedrooms with Built in Storage
- Lounge with Bay Window & Feature Fireplace
- Kitchen-Diner with Separate Utility Room
- Dining Room With Velux Windows Overlooking Garden
- Downstairs W.C & Modern First Floor Shower Room
- Low Maintenance Rear Garden with Patio & Artificial Lawn
- Block Paved Driveway Parking & Service Road Access to Rear
- Preferred Foxhills & Hounslow School Catchments

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

Distances

Motorway: 1.8 miles

Southampton Airport: 9.0 miles

Southampton City Centre: 5.0 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 2.8 miles

Totton: 0.6 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue.

Energy Performance

Energy performance certificate (EPC)

51 Downs Park Avenue Totton SOUTHAMPTON SO40 9GZ	Energy rating C	Valid until: 26 February 2036
		Certificate number: 2535-3059-2202-2346-8204

Property type	Semi-detached house
Total floor area	83 square metres

Rules on letting this property

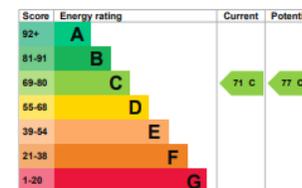
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

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



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



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

