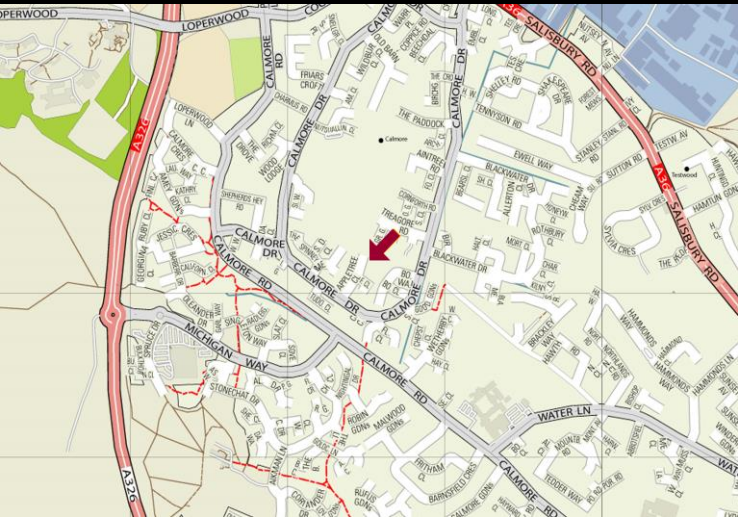
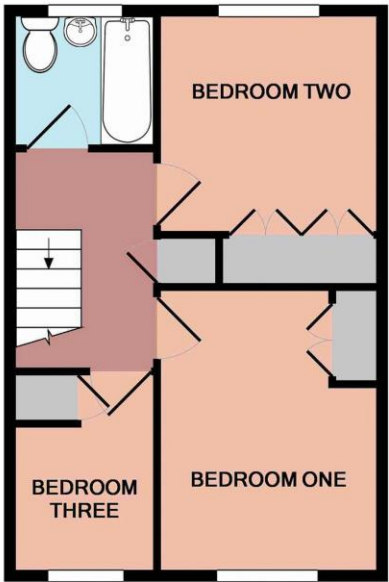
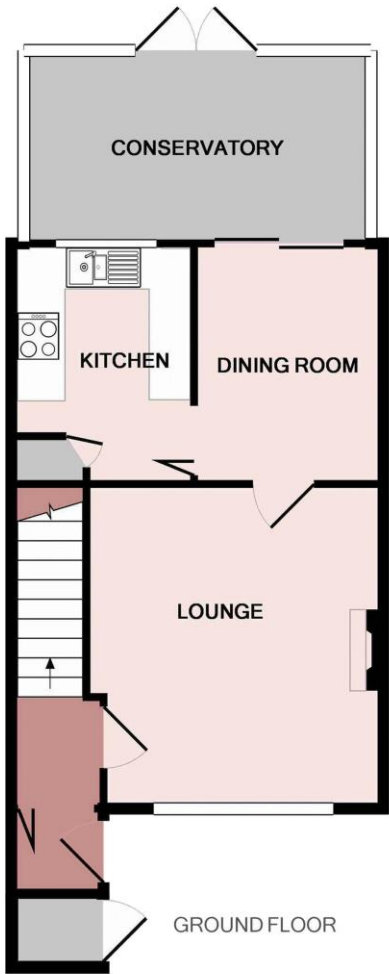




4, Appletree Close, Calmore, SO40 2UX
£285,000

brantons



Accommodation	
Lounge	13' 5" x 12' 4" (4.08m x 3.76m)
Kitchen	9' 11" x 6' 11" (3.02m x 2.12m)
Dining Room	9' 11" x 7' 10" (3.01m x 2.39m)
Conservatory	14' 9" x 7' 10" (4.50m x 2.40m)
Bedroom One	11' 9" x 9' 1" (3.59m x 2.77m)
Bedroom Two	10' 0" x 8' 3" (3.06m x 2.51m)
Bedroom Three	6' 5" x 5' 11" (1.96m x 1.80m)
Bathroom	6' 8" x 5' 7" (2.03m x 1.69m)

Property
Brantons Independent Estate Agents are pleased to present for sale this mid-terrace family home situated in the popular residential area of Calmore. The ground floor accommodation comprises of a spacious lounge, separate dining room, kitchen and large UPVC conservatory. The first floor consists of three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Additional features include a garage within close proximity to the property and a Southerly facing enclosed rear garden with decked seating area.

Features
<div><ul style="list-style-type: none">*NO FORWARD CHAIN*Mid Terrace Family HomeThree BedroomsSpacious LoungeDining Room with Sliding Doors</div> <div><ul style="list-style-type: none">KitchenLarge UPVC ConservatoryFamily BathroomGarage In Nearby BlockSoutherly Facing Enclosed Rear Garden</div>

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 eighth right into Appletree Close. The property will be found on the left hand side, identified by our For Sale' board.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></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 F or G, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (EPC ratings).</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></div>

