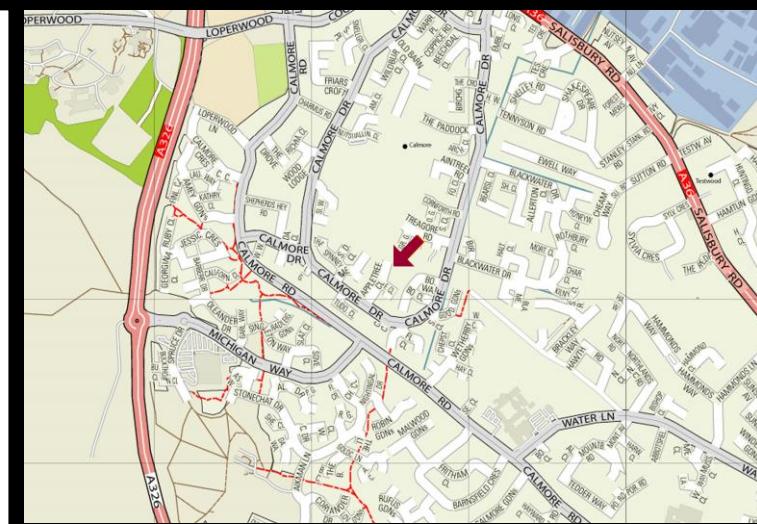
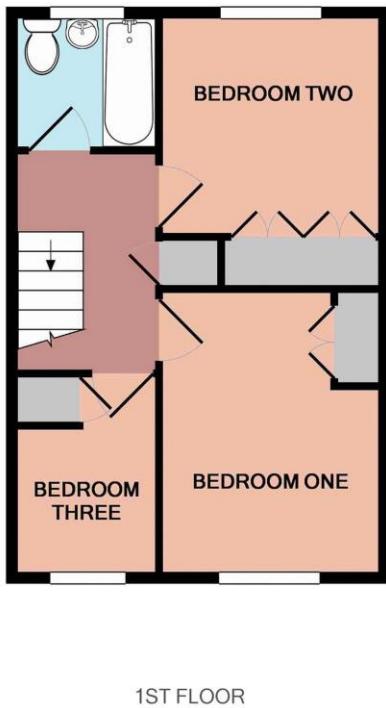
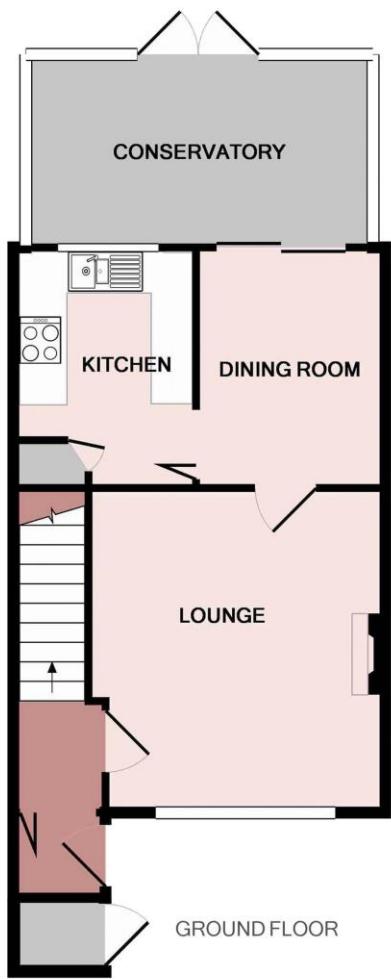




4, Appletree Close, Calmore, SO40 2UX
£285,000

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

- *NO FORWARD CHAIN*
- Mid Terrace Family Home
- Three Bedrooms
- Spacious Lounge
- Dining Room with Sliding Doors
- Kitchen
- Large UPVC Conservatory
- Family Bathroom
- Garage In Nearby Block
- Southerly Facing Enclosed Rear Garden

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

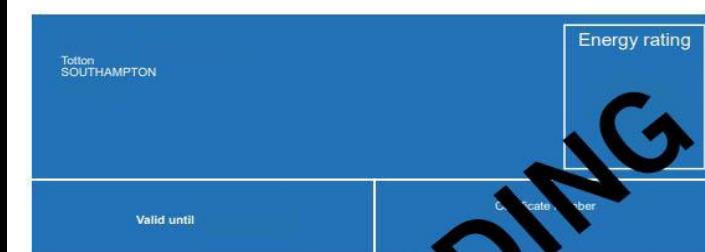
Directions

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

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 rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

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>

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