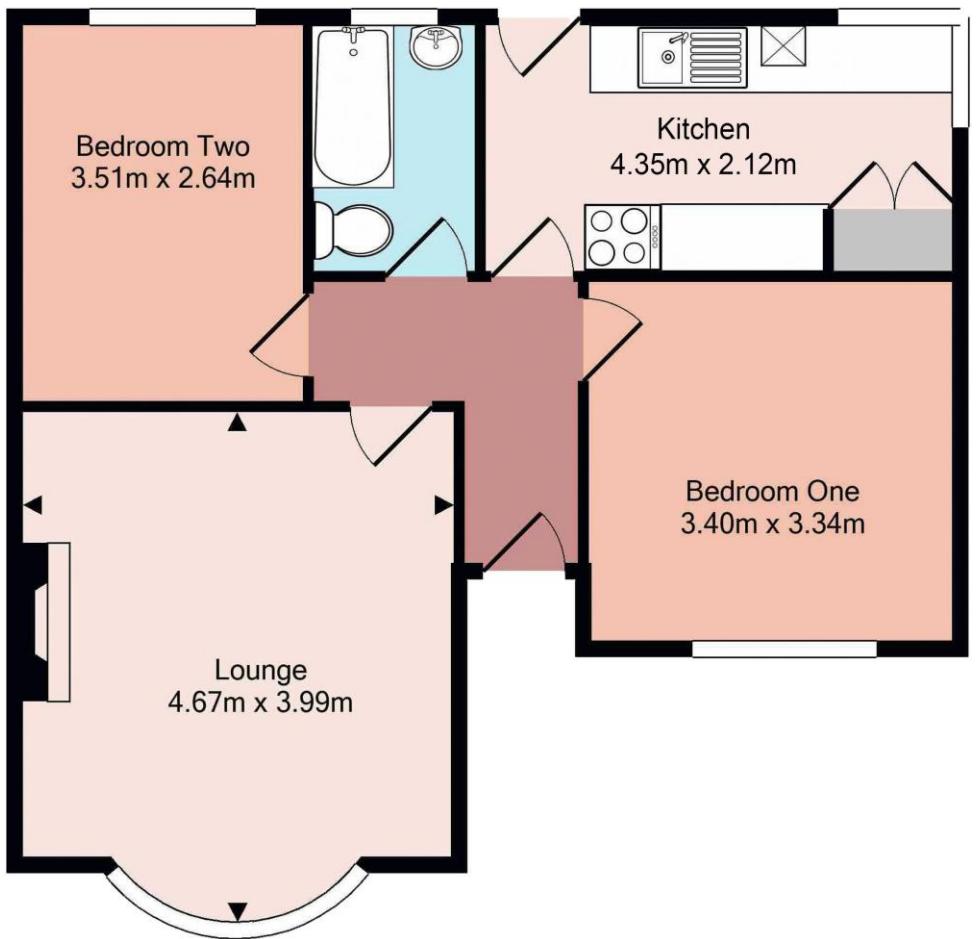




Ashurst
Guide Price £400,000

brantons



Accommodation

Lounge 15' 4" x 13' 1" (4.67m x 3.99m) Into Bay
Kitchen 14' 3" x 6' 11" (4.35m x 2.12m)
Bedroom One 10' 11" x 11' 2" (3.34m x 3.40m)
Bedroom Two 11' 6" x 8' 8" (3.51m x 2.64m)
Bathroom 7' 6" x 5' 1" (2.29m x 1.55m)
Garage 18' 0" x 9' 0" (5.48m x 2.74m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this charming detached bungalow located in the highly regarded residential area of Ashurst. The accommodation is comprised of two double bedrooms, spacious lounge with bay window and feature fireplace, kitchen with access to the rear garden and from the hallway, there is a bathroom.

The property offers a generous frontage, including ample driveway parking leading to a detached garage. At the rear is a larger than average garden that enjoys a good degree of privacy and seclusion. The garden is mainly laid to grass with a patio seating area and a selection of established bushes and plants. No forward chain is offered and as a result of this, an early viewing comes highly recommended.

AGENTS NOTES: We believe that most purchasers will feel that the property is in immediate need of modernisation throughout and in our opinion, the property could also benefit greatly from an extension to the rear, subject to the relevant planning consents.

Features

- Charming Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge With Feature Fireplace
- Kitchen
- Bathroom
- Driveway Parking
- Detached Garage
- Established Private Rear Garden
- No Forward Chain
- Highly Desirable Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments Infant: Foxhills

Junior: Foxhills

Senior: Houndsdown

Distances

Motorway: 3.1 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 6.3 miles

New Forest Park Boundary: Within miles

Train Stations Ashurst: 2.5 miles

Totton: 0.5 miles

Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the third exit turning right onto Kneller Lane. At the end of the road turn right and then take the next left onto Foxhills. Take the third left onto Whartons Lane and then turn right onto Ashdene Road. Continue for approximately half a mile where the property will be found on the left hand side.

Energy Performance

8/2/21, 1:02 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

ASHDENE ROAD ASHURST SO40 7	Energy rating E	Valid until: 10 May 2031
Property type Detached bungalow		Certificate number:

Property type
Detached bungalow

Total floor area
52 square metres

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-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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

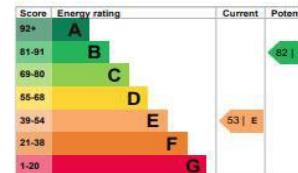
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5620>

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