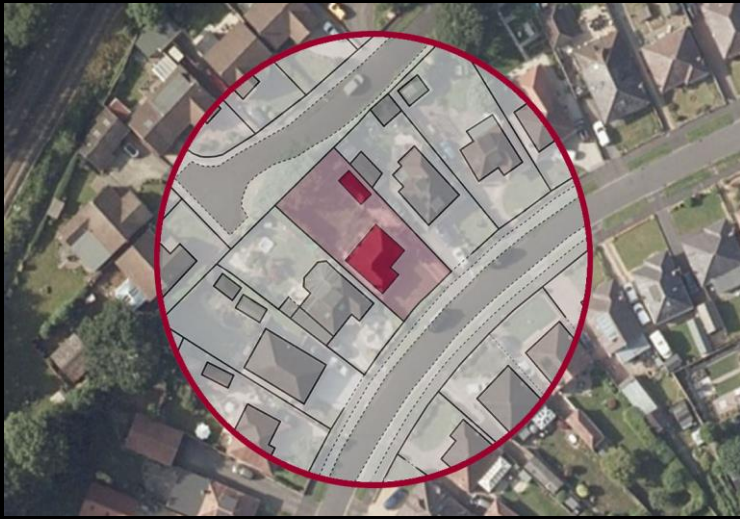
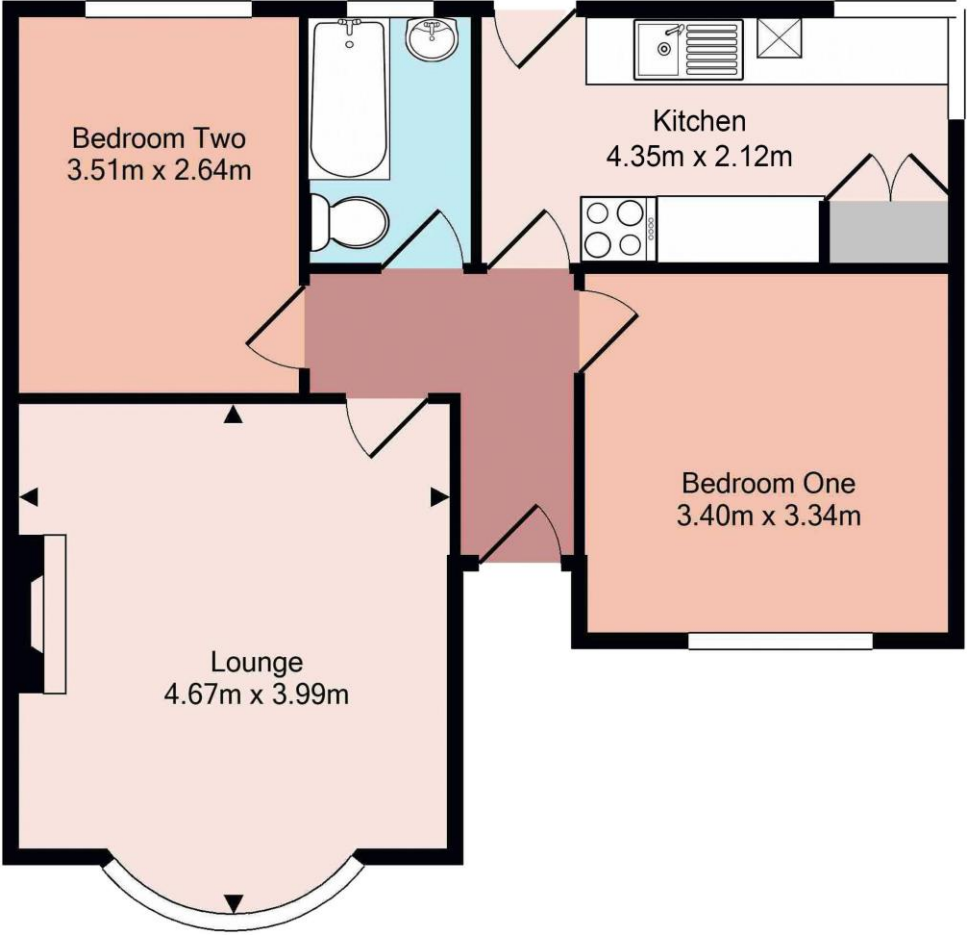




Ashurst

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: Hounsdown

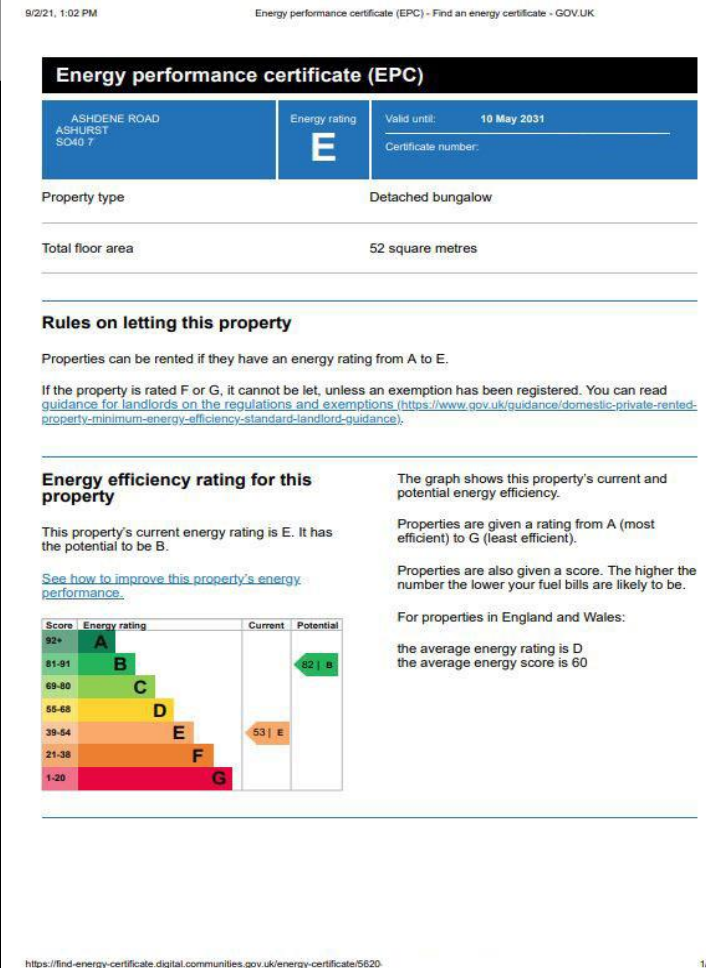
Distances

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



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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.

