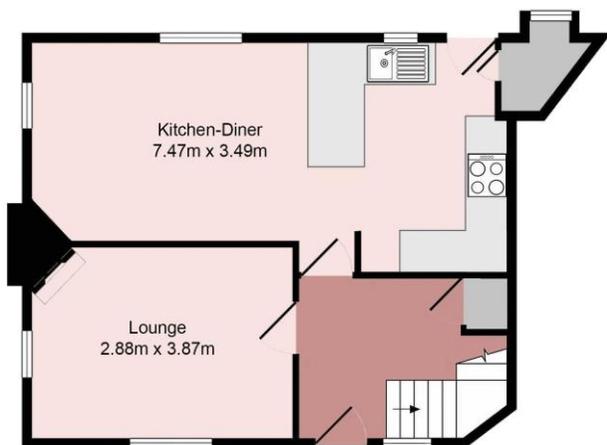




335, Salisbury Road, Totton, SO40 3NF  
£325,000

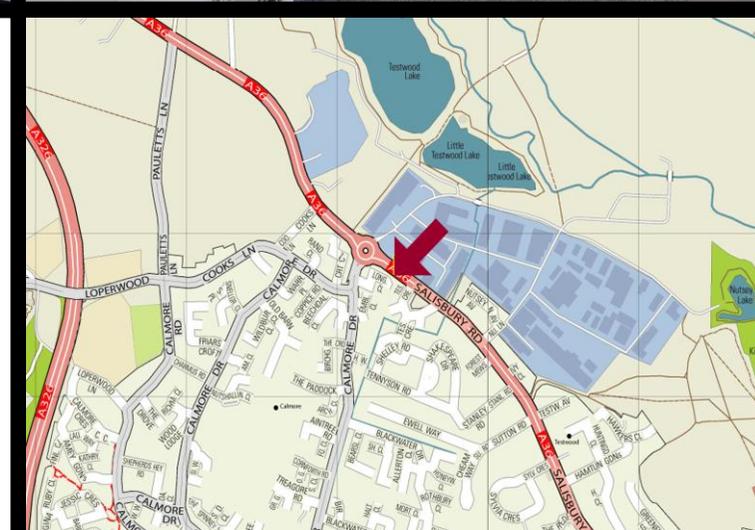
**brantons**



Ground Floor



1st Floor



## Accommodation

Lounge - 9' 5" x 12' 7" (2.88m x 3.84m)

Bathroom - 6' 0" x 6' 9" (1.83m x 2.05m)

Kitchen-Diner - 24' 6" x 11' 5" (7.47m x 3.49m)

Bedroom One - 17' 1" x 14' 8" (5.21m x 4.48m) Maximum

Bedroom Two - 9' 6" x 15' 5" (2.89m x 4.70m)

Bedroom Three - 9' 11" x 12' 6" (3.02m x 3.81m)

## Property

As sole agents, Brantons Independent Estate Agents are pleased to offer for sale this surprisingly spacious end of terrace house situated in a convenient location within Totton. The ground floor layout consists of an entrance hallway with turning staircase, lounge with feature fireplace, and a modern kitchen-diner with breakfast bar and storage larder.

The first floor accommodation is comprised of three generously proportioned bedrooms with the master being a particularly impressive size; and from the landing there is a modern family bathroom. Additional benefits of the property include extensive driveway parking and a South-Westerly facing rear garden with lawn and patio seating area. The garden also features a large carport, and bar ideal for entertaining guests during the summer months. The property is situated within close proximity of amenities, schools and transport links. To fully appreciate the location and surprisingly spacious accommodation on offer, Brantons suggest an early internal inspection will be necessary.

## Features

- Spacious End Of Terrace House
- Three Double Bedrooms
- Lounge With Fireplace
- Open Plan Kitchen-Dining Area
- Modern Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Driveway Parking For Several Vehicles
- Landscaped Rear & Side Gardens
- Convenient Location Close to Testwood Lakes

## Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments  
Infant: Oakfield  
Junior: Oakfield  
Senior: Testwood

## Distances

Motorway: 1.6 miles  
Southampton Airport: 9.2 miles  
Southampton City Centre: 5.4 miles  
New Forest Park Boundary: 0.9 miles  
Train Stations  
Ashurst: 4.7 miles  
Totton: 1.6 miles

## Directions

1) Head northwest on Salisbury Rd/A36 for approximately 1.2 miles. 2) The property will be found on the left hand side.

## Energy Performance

### Energy performance certificate (EPC)

335 Salisbury Road Totton SOUTHAMPTON SO40 3NF	Energy rating <b>D</b>	Valid until: 18 May 2034
		Certificate number: 9063-3038-6205-6504-1200

Property type	Semi-detached house
Total floor area	113 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 D. It has the potential to be C.

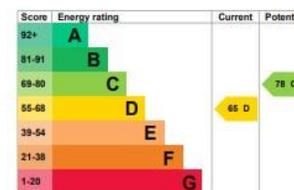
[See how to improve this property's energy efficiency.](#)

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](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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