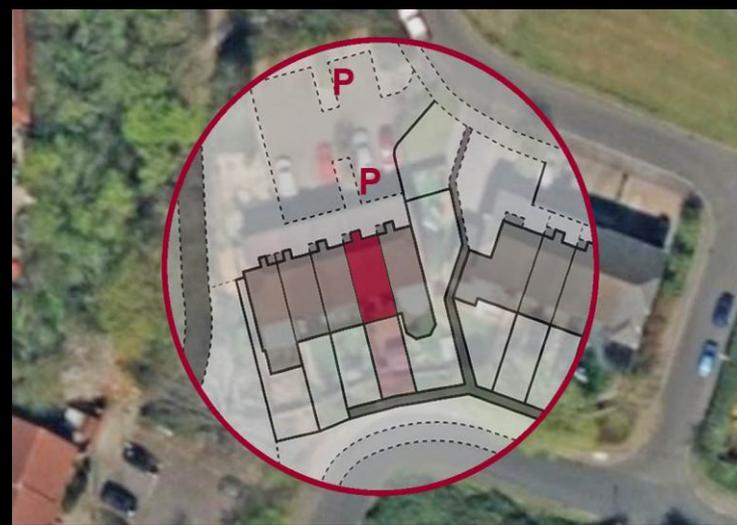
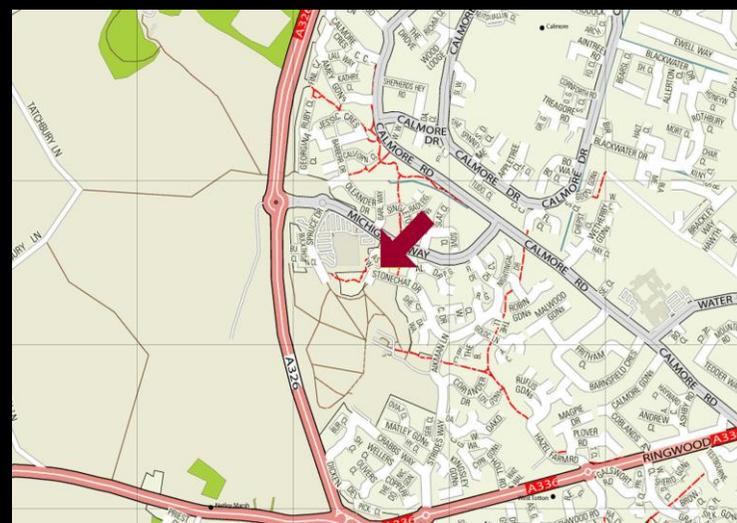
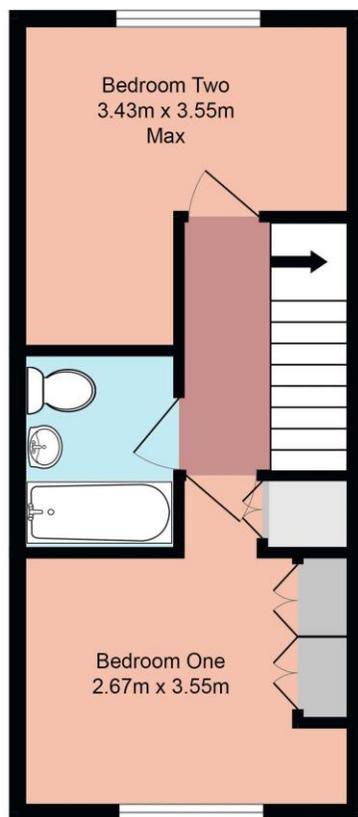




6, Aspen Walk, Totton, SO40 8AA
£295,000

brantons



Accommodation

Lounge - 11' 7" x 11' 7" (3.53m x 3.53m)

Bathroom - 6' 9" x 4' 11" (2.06m x 1.49m)

Dining Area - 8' 1" x 8' 4" (2.47m x 2.54m)

Kitchen - 6' 8" x 7' 11" (2.04m x 2.42m)

Bedroom One - 8' 9" x 11' 8" (2.67m x 3.55m)

Bedroom Two - 11' 3" x 11' 8" (3.43m x 3.55m)

Property

An opportunity arises to acquire this modern mid terrace residence situated in a quiet cul-de-sac location within the highly regarded residential area of West Totton.

The accommodation comprises of two generous bedrooms, lounge with sliding doors, open plan dining area, modern kitchen and a contemporary family bathroom.

Additional benefits of the property include two allocated parking spaces and a private enclosed rear garden that enjoys a good degree of privacy with a sunny Southerly aspect. Properties of this nature make an ideal first purchase or 'Buy-To-Let' investment and Brantons advise an early internal inspection as strong interest is anticipated.

Features

- Modern Terrace House
- Two Double Bedrooms
- Lounge With Sliding Doors
- Open-Plan Dining Area
- Modern Kitchen
- Contemporary Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Allocated Parking For Two Cars
- Southerly Facing Garden With Rear Access

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Hazel Wood
- Junior: Abbotswood
- Senior: Hounslow / Testwood

Distances

Motorway: 2.4 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 0.9 miles

Train Stations Ashurst: 3.3 miles

Totton: 2.1 miles

Directions

1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fifth right into Aspen Walk. 6) The property can be found on the left hand side.

Energy Performance

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

Valid until

Certificate number

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 rented for long-term use, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

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>

EPC PENDING



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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