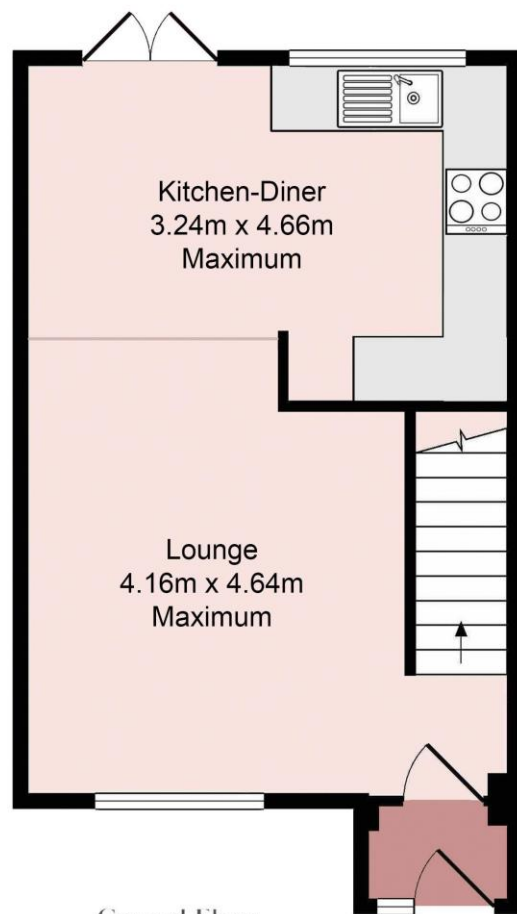




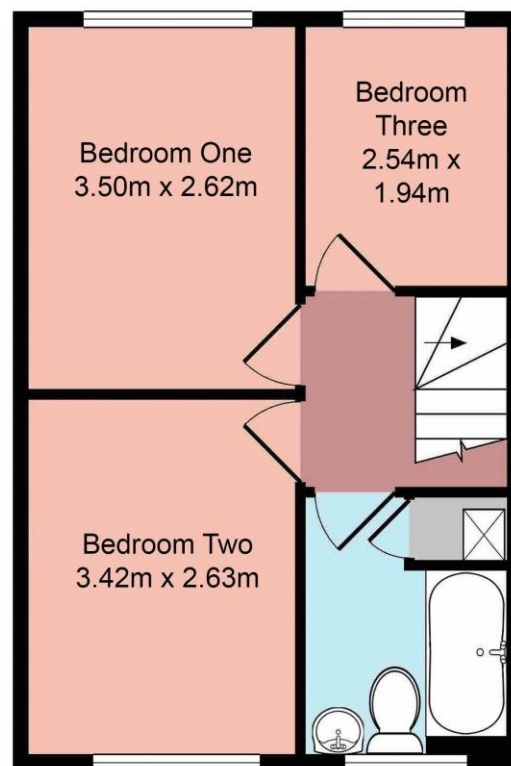
7, Elliot Close, Totton, SO40 8TH  
£355,000

**brantons**

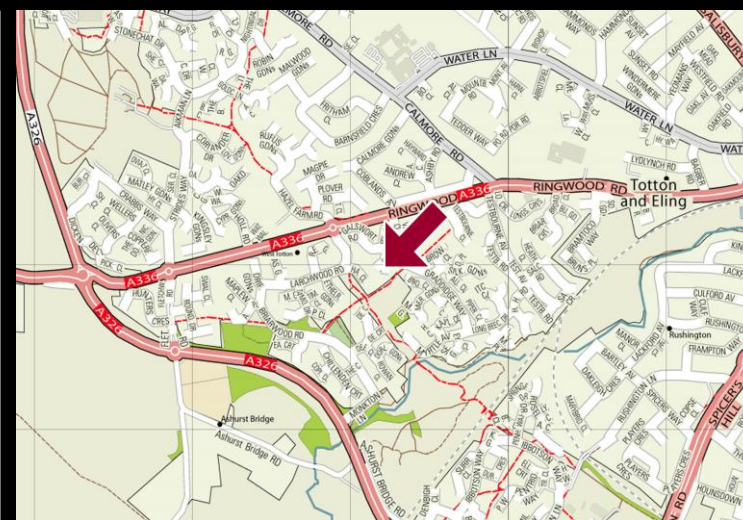




Ground Floor



1st Floor



Accommodation

Lounge 13' 8" x 15' 3" (4.16m x 4.64m) Maximum  
Kitchen-Diner 10' 8" x 15' 3" (3.24m x 4.66m) Maximum  
Bedroom One 11' 6" x 8' 7" (3.50m x 2.62m)  
Bedroom Two 11' 3" x 8' 8" (3.42m x 2.63m)  
Bedroom Three 8' 4" x 6' 4" (2.54m x 1.94m)  
Bathroom 8' 2" x 6' 3" (2.50m x 1.91m)  
Garage 16' 7" x 8' 4" (5.05m x 2.54m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this modern semi-detached house situated in a quiet cul-de-sac position within the desirable residential area of West Totton. The ground floor layout is comprised of a spacious lounge, and a modern open plan kitchen-diner with French doors.

The first floor accommodation consists of three bedrooms and a contemporary family bathroom. Additional features of the property include driveway parking leading to a deatched garage and a private rear garden which is laid to lawn with gated side access and patio seating areas. The location falls within the preferred Foxhills and Hounslow school catchments and as result of this Brantons suggest that an early viewing will be essential to avoid any later disappointment.

Features

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Open-Plan Kitchen-Diner
- Family Bathroom

- Driveway Parking
- Detached Garage
- Larger Than Average Rear Garden
- Quiet Cul-De-Sac Location
- Preferred Foxhills & Hounslow School Catchments

Information

Local Authority: New Forest District Council  
Council Tax Band: C  
Tenure Type: Freehold  
School Catchments  
    Infant: Hazel Wood  
    Junior: Foxhills  
    Senior: Hounslow

Distances

Motorway: 2.2 miles  
Southampton Airport: 10.9 miles  
Southampton City Centre: 5.4 miles  
New Forest Park Boundary: 0.9 miles  
Train Stations  
    Ashurst: 3.4 miles  
    Totton: 1.6 miles

Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the first right into Galsworthy Road. 6) Turn left into Elliot Close.

Energy Performance

Energy performance certificate (EPC)

7, Elliot Close Totton SOUTHAMPTON SO40 8TH	Energy rating <b>C</b>	Valid until: 20 March 2030 Certificate number: 8361-2891-7172-2790-2715
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Property type: Semi-detached house  
Total floor area: 66 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 C. It has the potential to be B.  
[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



