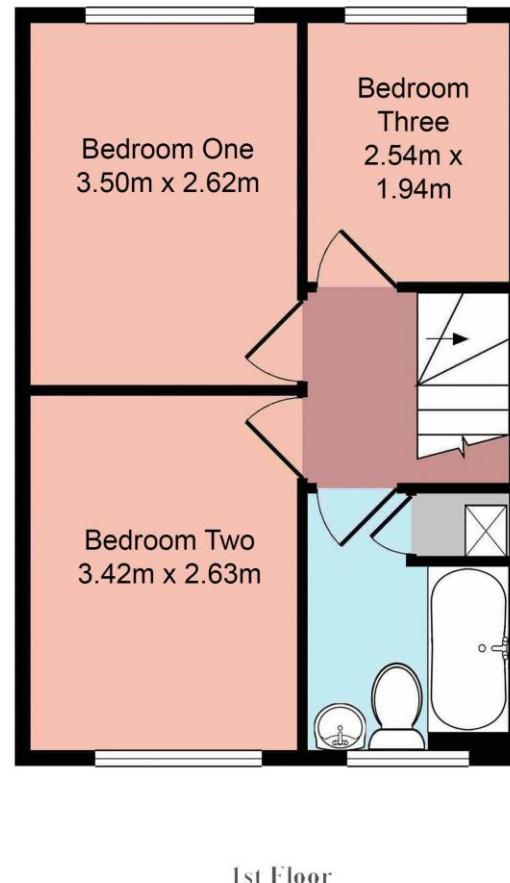
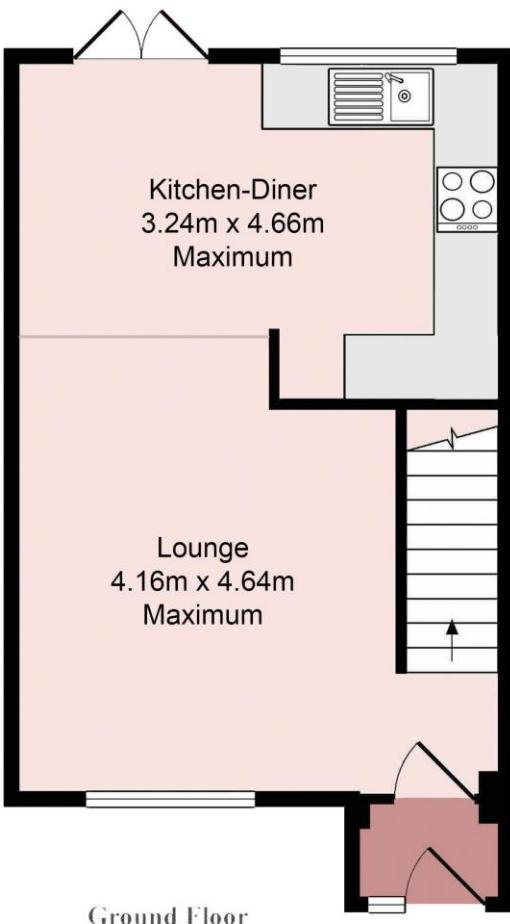




7, Elliot Close, Totton, SO40 8TH  
£355,000

brantons



## 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 detached 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 Houndsdown 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 & Houndsdown School Catchments

## Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments Infant: Hazel Wood

Junior: Foxhills

Senior: Houndsdown

## 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: 0361-2891-7172-2790-2715		

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

