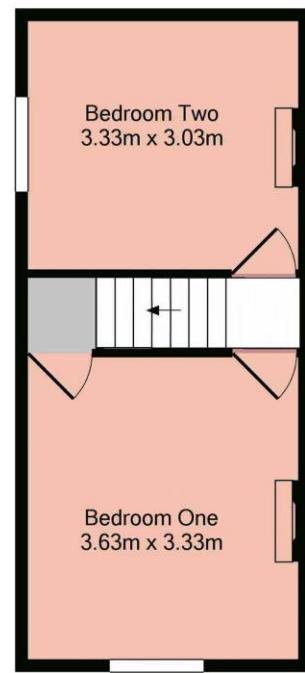
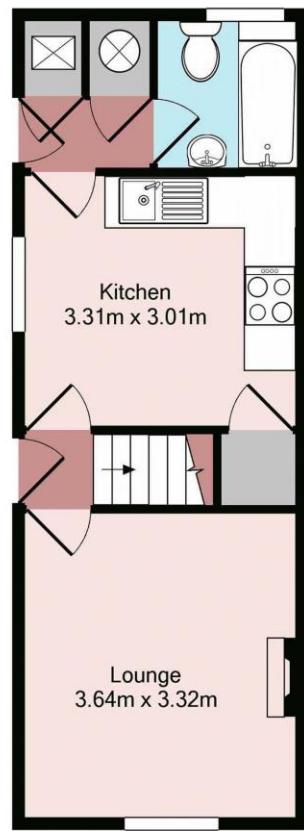




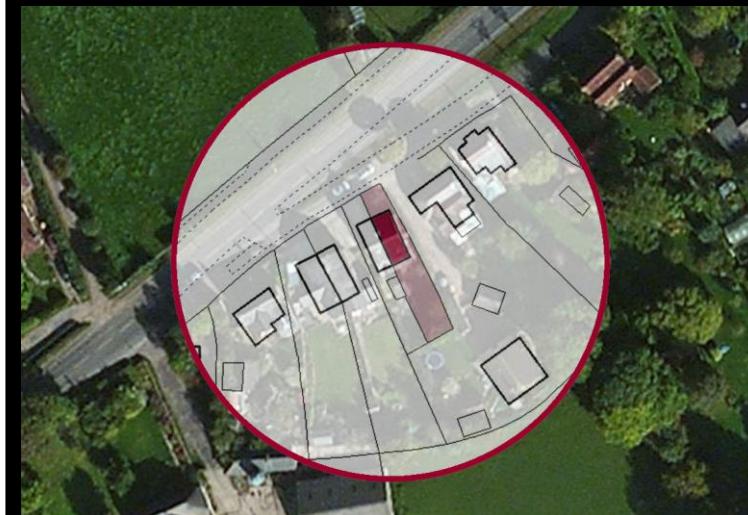
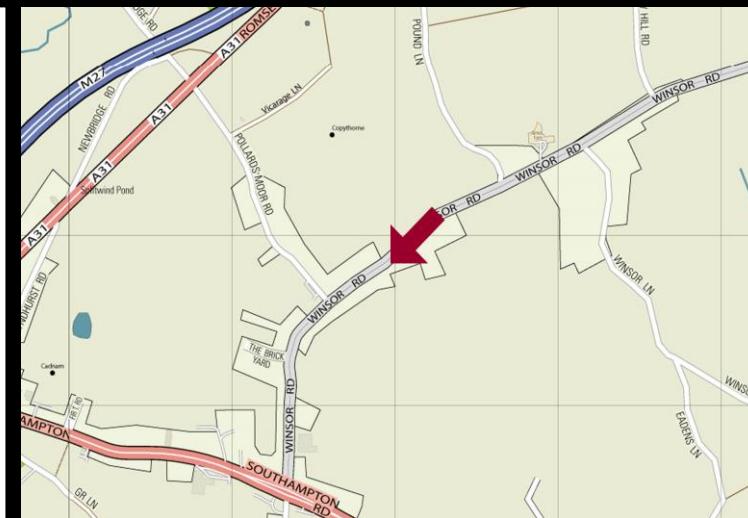
Winsor  
£895 pcm

brantons



Ground Floor

1st Floor



## Accommodation

Lounge 11' 11" x 10' 11" (3.64m x 3.32m)

Kitchen 10' 10" x 9' 11" (3.31m x 3.01m)

Bathroom 6' 0" x 5' 9" (1.83m x 1.74m)

Bedroom One 11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom Two 10' 11" x 9' 11" (3.33m x 3.03m)

## Directions

- 1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile.
- 2) At the roundabout take the first exit on to Calmore Drive and turn right to continue on Calmore Drive.
- 3) Continue on past the cross roads, up the hill and over the bridge.
- 4) Continue on Winsor Road for approximately 1.7 miles and the property will be found on the left hand side.

## Property

Brantons Independent Estate Agents are proud to offer for let this charming character cottage situated within a picturesque setting in the semi-rural area of Winsor.

The ground floor is comprised of a lounge with feature fireplace, kitchen, and a bathroom. The first floor layout consists of two generously proportioned bedrooms which both bedrooms featuring fireplaces. The master also has the use of a built in wardrobe and boasts stunning country views.

At the rear of the property there is a private enclosed garden which enjoys a sunny South-Westerly aspect. Brantons are sure that an early viewing will be essential to avoid missing out on this rarely available property.

## Features

- Charming Semi-Detached Character Cottage
- Two Generously Proportioned Bedrooms
- Lounge With Feature Fireplace
- Kitchen
- Bathroom With Electric Shower
- Sunny Southerly Facing Garden
- Off Road Parking To Front of Property
- Pleasant Setting/Outlook Within New Forest
- Minimum Deposit - £1342.50
- Unfortunately No Income Support / Smokers / Pets

## Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments Infant: Copythorne

Junior: Bartley

Senior: Houndsdown

## Distances

Motorway: 1.7 miles

Southampton Airport: 12.9 miles

Southampton City Centre: 9.1 miles

New Forest Park Boundary: Within

Train Stations Ashurst: 3.8 miles

Totton: 4.0 miles

## Energy Performance

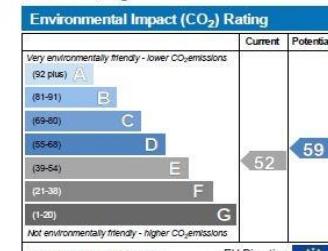
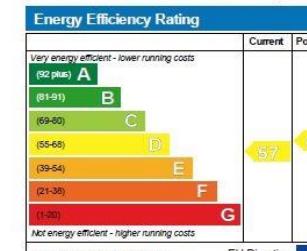
### Energy Performance Certificate



Winsor Road  
Winsor  
SOUTHAMPTON  
SO40 2

Dwelling type: Semi-detached house  
Date of assessment: 28 June 2011  
Date of certificate: 28 June 2011  
Reference number: 1234567890  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 58 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	312 kWh/m <sup>2</sup> per year	259 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.7 tonnes per year	3.1 tonnes per year
Lighting	£46 per year	£32 per year
Heating	£572 per year	£462 per year
Hot water	£119 per year	£119 per year

You could save up to £123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooling or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

