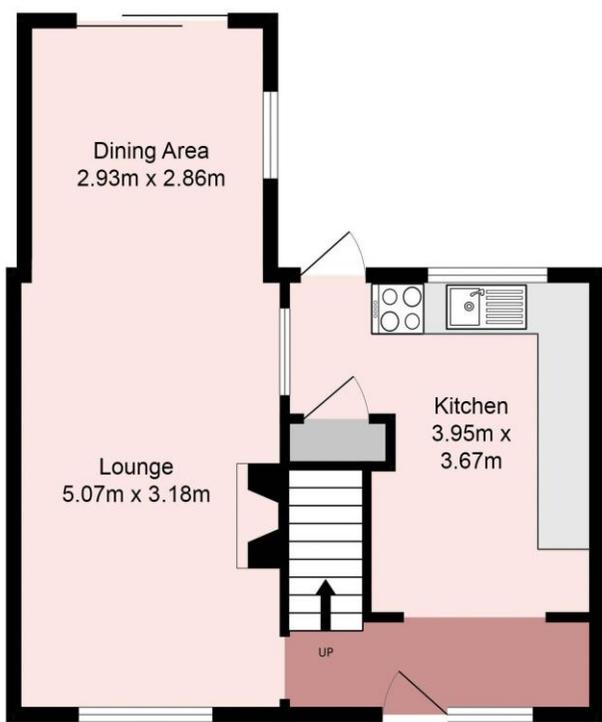


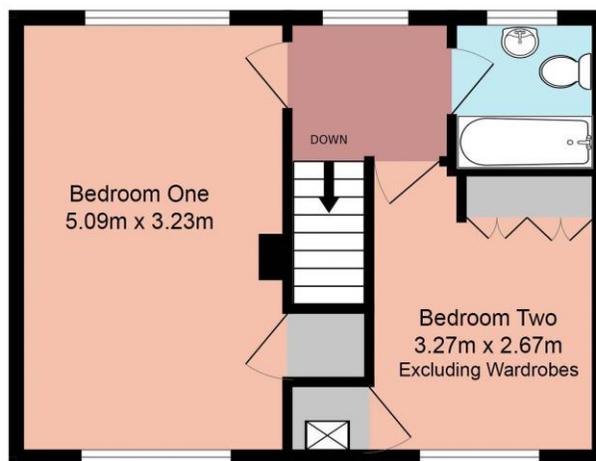


72, Paignton Road, Southampton, SO16 4NE
£245,000

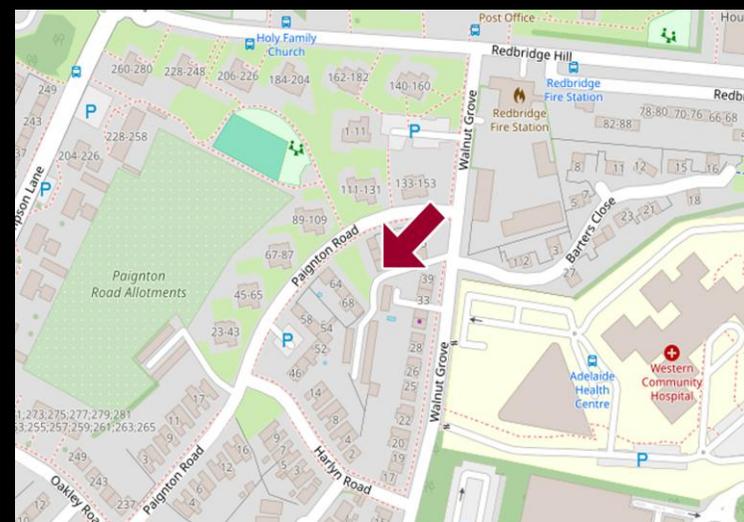
brantons



Ground Floor
42.6 sq.m. approx.



1st Floor
34.5 sq.m. approx.



Accommodation

Hall - 3' 3" x 12' 0" (1.00m x 3.67m)

Lounge - 16' 8" x 10' 5" (5.07m x 3.18m)

Dining Area - 9' 7" x 9' 5" (2.93m x 2.86m)

Kitchen - 13' 0" x 12' 0" (3.95m x 3.67m)

Bedroom One - 16' 8" x 10' 7" (5.09m x 3.23m)

Bedroom Two - 10' 9" x 8' 9" (3.27m x 2.67m) Excl. Wardrobes

Bathroom - 5' 7" x 5' 8" (1.71m x 1.72m)

Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned end of terrace family home situated in a convenient residential location within Millbrook, offering easy access to local amenities, transport links and nearby schools. The ground floor accommodation begins with an entrance hall leading to a generously sized lounge with direct access through to a dining area overlooking the rear garden. There is a fitted kitchen offering ample worktop and storage space, with plenty of room for a table and chairs. On the first floor the property benefits from two bedrooms, with the principal bedroom being particularly spacious and spanning the full depth of the house. The second bedroom includes built-in wardrobe space and both rooms are served by a family bathroom fitted with a bath, wash basin and WC. Outside, the property benefits from a private low maintenance rear garden, providing an ideal outdoor space for relaxing or entertaining. There is also a detached garage. This home would make an ideal first-time purchase or buy-to-let investment, and early viewing is highly recommended to appreciate the accommodation on offer.

Features

- *NO FORWARD CHAIN*
- End of Terrace Family Home
- Two Double Bedrooms, Both with Built in Wardrobes
- Spacious Lounge-Diner
- Large Kitchen
- Family Bathroom
- Detached Garage
- Low Maintenance Rear Garden
- Close to Local Amenities and Transport Links
- Popular Residential Area

Information

Local Authority: Southampton City Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant:	Newlands
Junior:	Fairisle
Senior:	Redbridge

Distances

Motorway: 1.7 miles

Southampton Airport: 8.7 miles

Southampton City Centre: 3.4 miles

New Forest Park Boundary: 4.5 miles

Train Stations

Ashurst:	5.9 miles
Totton:	3.1 miles

Directions

From our office, head South on Salisbury Road/A36. At the roundabout take the second exit onto Commercial Road/A36. Take the ramp onto Redbridge Flyover/A35. Continue on and exit at Millbrook roundabout taking the second left onto Tebourba Way/A35. Turn left at the second set of traffic lights and then take the third right onto Paington Road.

Energy Performance

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

Energy performance certificate (EPC)



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 12 months or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](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>



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

