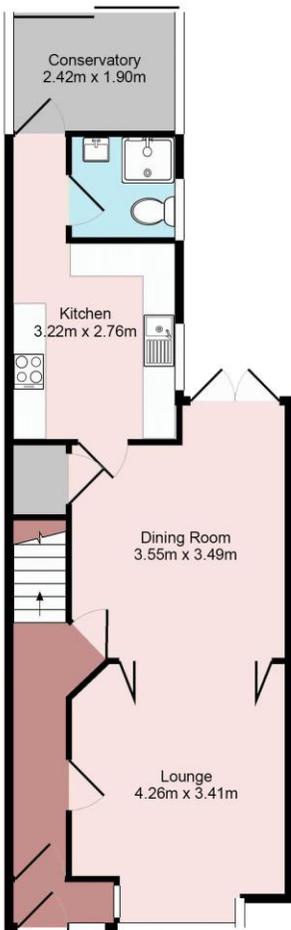




6, Lydlynch Road, Totton, SO40 3DW
£389,950

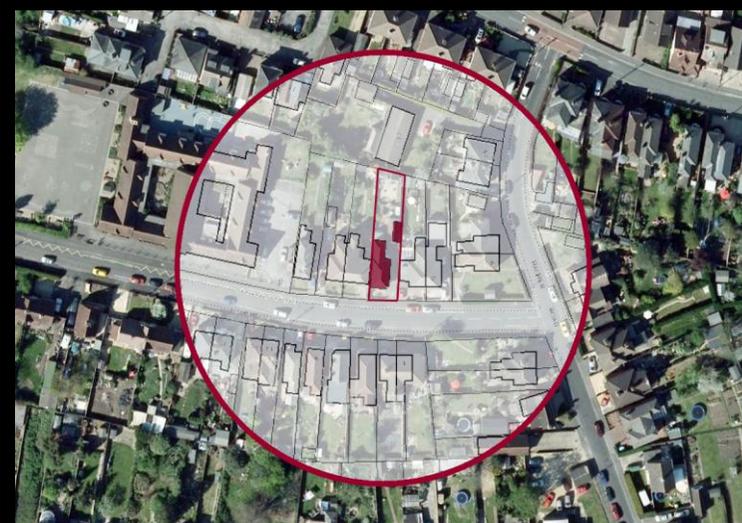
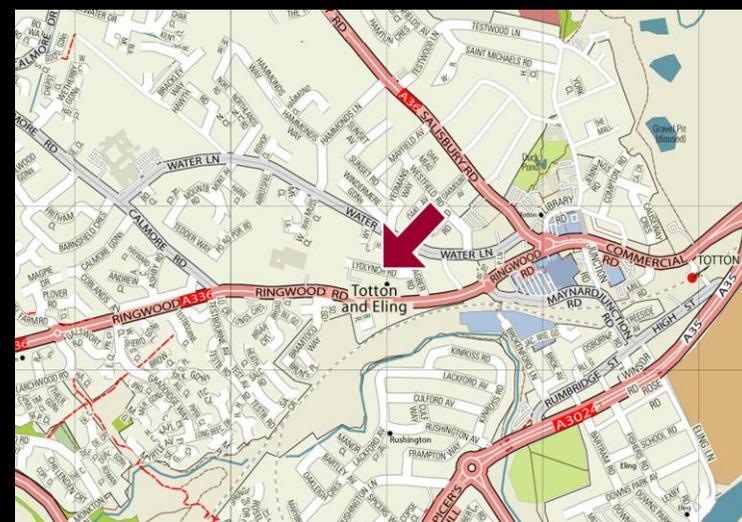
brantons



GROUND FLOOR



1ST FLOOR



Accommodation

Lounge - 13' 11" x 11' 2" (4.26m x 3.41m)

Dining Room - 11' 7" x 11' 5" (3.55m x 3.49m)

Kitchen - 10' 6" x 9' 0" (3.22m x 2.76m)

Conservatory - 7' 11" x 6' 2" (2.42m x 1.90m)

Shower Room - 5' 10" x 5' 6" (1.79m x 1.70m)

Bedroom One - 11' 0" x 10' 5" (3.37m x 3.19m)

Bedroom Two - 11' 7" x 9' 0" (3.54m x 2.76m)

Bedroom Three - 11' 9" x 8' 6" (3.59m x 2.60m)

Bathroom - 7' 7" x 5' 1" (2.33m x 1.56m)

Garage - 19' 10" x 10' 2" (6.05m x 3.10m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this detached character property situated in a central residential location within Totton. The ground floor accommodation is comprised of a lounge, dining room, modern kitchen, conservatory, and a shower room. Upstairs consists of three generously proportioned bedrooms and contemporary family bathroom. Additional benefits of the property include driveway parking for several vehicles, a larger than average detached garage and a private rear garden that is mainly laid to lawn measuring approximately 65ft in length. The location is set within good school catchments and also provides easy access to local amenities and transport links including mainline rail service to London. Additional benefits of the property include replaced windows, and a new boiler fitted in 2025. AGENTS NOTES: This property offers excellent potential to extend into a comfortable four bedroom family home (subject to the necessary planning consents). The property is currently tenanted and would be keen to continue residing at the property should an investor wish to purchase. Whilst the external photographs are recent, we also wish to point out that the internal photographs predate the tenancy and therefore are subject to minor change.

Features

- *NO FORWARD CHAIN*
- Detached Character Property with Scope to Extend (STTP)
- Three Bedrooms
- Spacious Lounge & Dining Room
- Modern Kitchen
- Downstairs Shower Room & First Floor Bathroom
- New Boiler Installed 2025
- Driveway Parking Leading to Detached Garage
- Private Enclosed Rear Garden
- Convenient Location Close to Amenities & Transport Links

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 1.3 miles
Southampton Airport: 9.1 miles
Southampton City Centre: 4.5 miles
New Forest Park Boundary: 1.5 miles
Train Stations
Ashurst: 3.5 miles
Totton: 0.7 miles

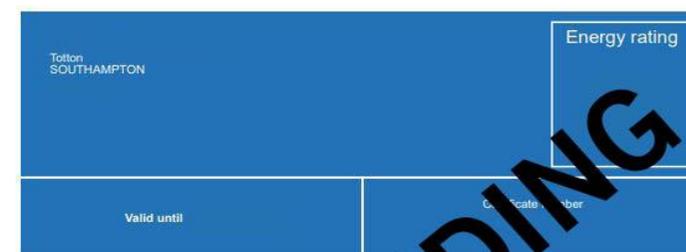
Directions

- 1) From our office, turn left onto Water Lane.
- 2) Take the second left into Bagber Road.
- 3) Take the first right into Lydlynch Road where the property will be found on the right hand side.

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 in the UK, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2025) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2025>).

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

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.

