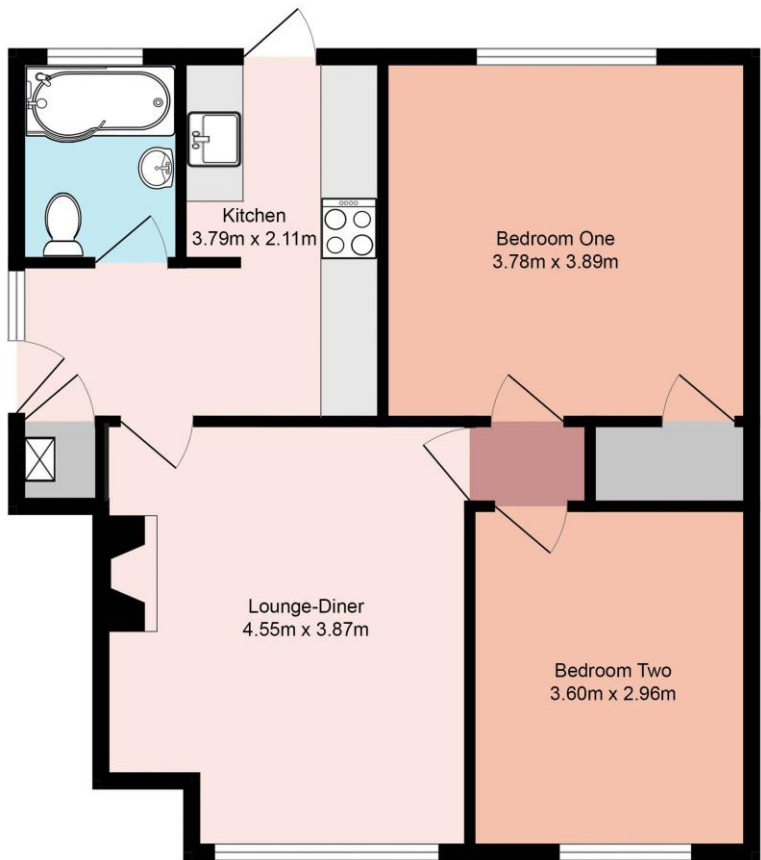


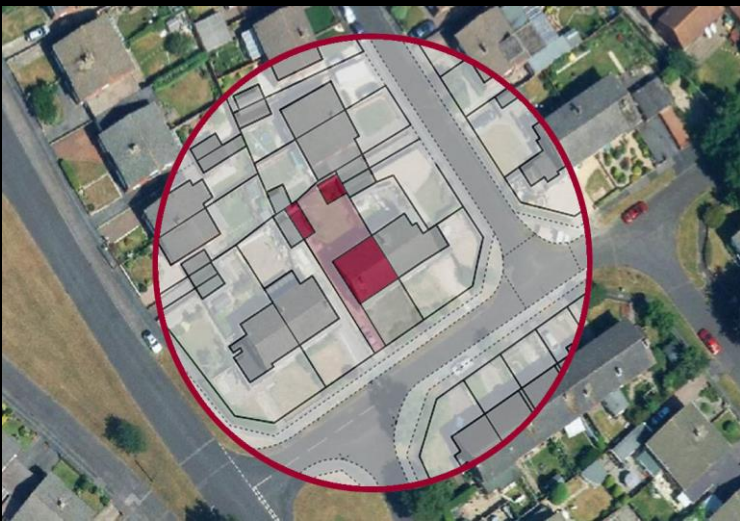
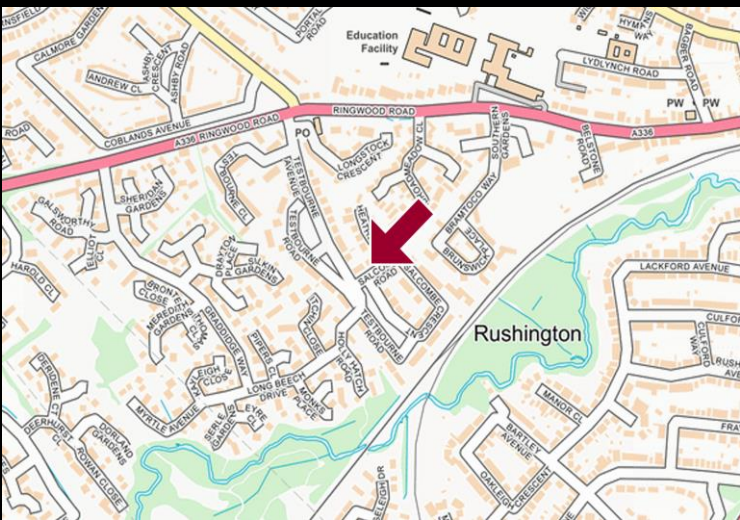


Totton
£255,000

brantons



Ground Floor
59.7 sq.m. approx.



Accommodation

Lounge-Diner 14' 11" x 12' 8" (4.55m x 3.87m)
Bedroom One 12' 5" x 12' 9" (3.78m x 3.89m)
Bedroom Two 11' 10" x 9' 9" (3.60m x 2.96m)
Bathroom 7' 1" x 5' 8" (2.15m x 1.73m)
Kitchen 12' 5" x 6' 11" (3.79m x 2.11m)
Summer House 9' 2" x 9' 3" (2.80m x 2.82m)

Property

Situated in a convenient residential location within Totton, Brantons Independent Estate Agents are pleased to offer for sale this surprisingly spacious purpose built ground floor maisonette. The accommodation is comprised of two double bedrooms with a large built-in wardrobe to the master, generous lounge-diner with feature fireplace, modern kitchen with stable style patio door, and from the hall is a contemporary family sized bathroom.

Additional benefits of the property include driveway parking for several vehicles and a garage with pedestrian side access door. At the rear is an enclosed garden which is mainly laid to lawn with patio seating area and large timber summer house that has plumbing and electric for appliances. No forward chain is offered and in our opinion this property would make an ideal first purchase or rental investment.

Features

- Ground Floor Maisonette
- Two Double Bedrooms
- Lounge-Diner With Feature Fireplace
- Modern Kitchen
- Contemporary Bathroom

- Driveway Parking & Garage
- Enclosed Rear Garden With Summer House
- Lease 900 + Years Remining & No Service Charge
- Ideal First Purchase Or Rental Investment
- Offered With No Forward Chain

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Freehold
School Catchments
 Infant: Lydlynch
 Junior: Abbotswood
 Senior: Testwood

Distances

Motorway: 2.0 miles
Southampton Airport: 9.1 miles
Southampton City Centre: 5.2 miles
New Forest Park Boundary: 1.0 miles
Train Stations
 Ashurst: 3.7 miles
 Totton: 1.2 miles

Directions

- 1) From our office head South on Salisbury Road/A36.
- 2) At the roundabout take the third exit on to Ringwood Road/A336.
- 3) At the roundabout continue straight across.
- 4) At the main junction with Calmore Road turn left into Testbourne Avenue.
- 5) Turn left onto Salcombe Road.

Energy Performance

11/24/23, 2:37 PM

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

Energy performance certificate (EPC)

Salcombe Road
Totton
SOUTHAMPTON
SO40 8

Energy rating
D

Valid until: 10 December 2023
Certificate number:

Property type

Ground-floor maisonette

Total floor area

59 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 current energy rating is D. It has the potential to be C.

[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		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/

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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.

