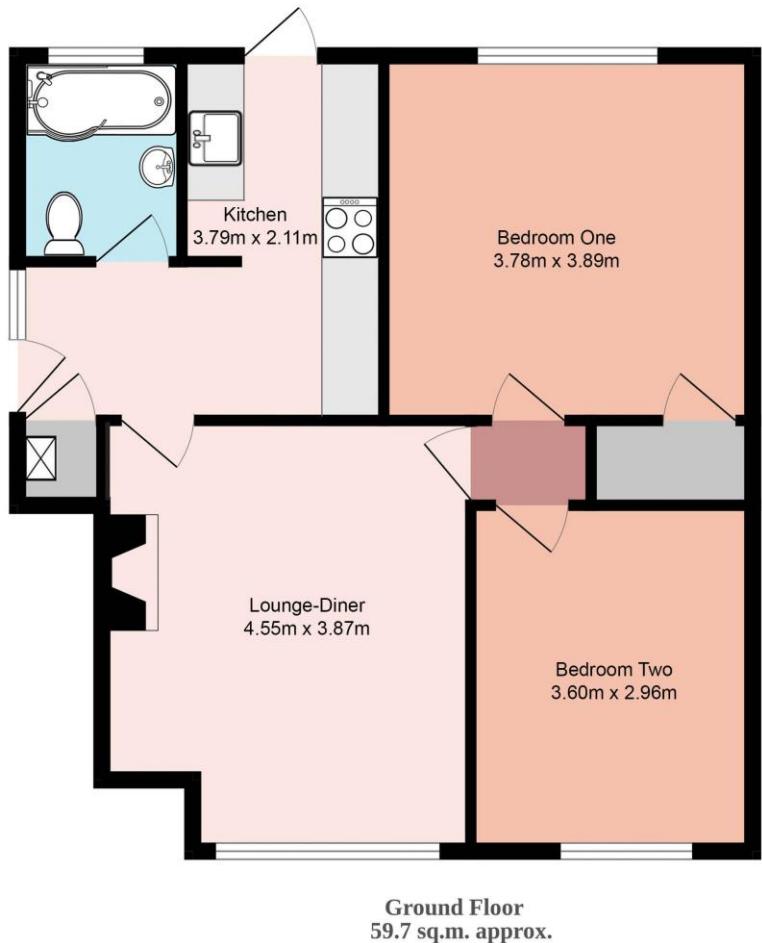




Totton  
£255,000

brantons



## 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 Remaining & 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<br>Totton<br>SOUTHAMPTON<br>SO40 8 | Energy rating<br><b>D</b> | Valid until:<br><b>10 December 2023</b> |
| 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.

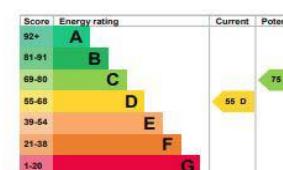
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

The graph shows this property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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

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

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