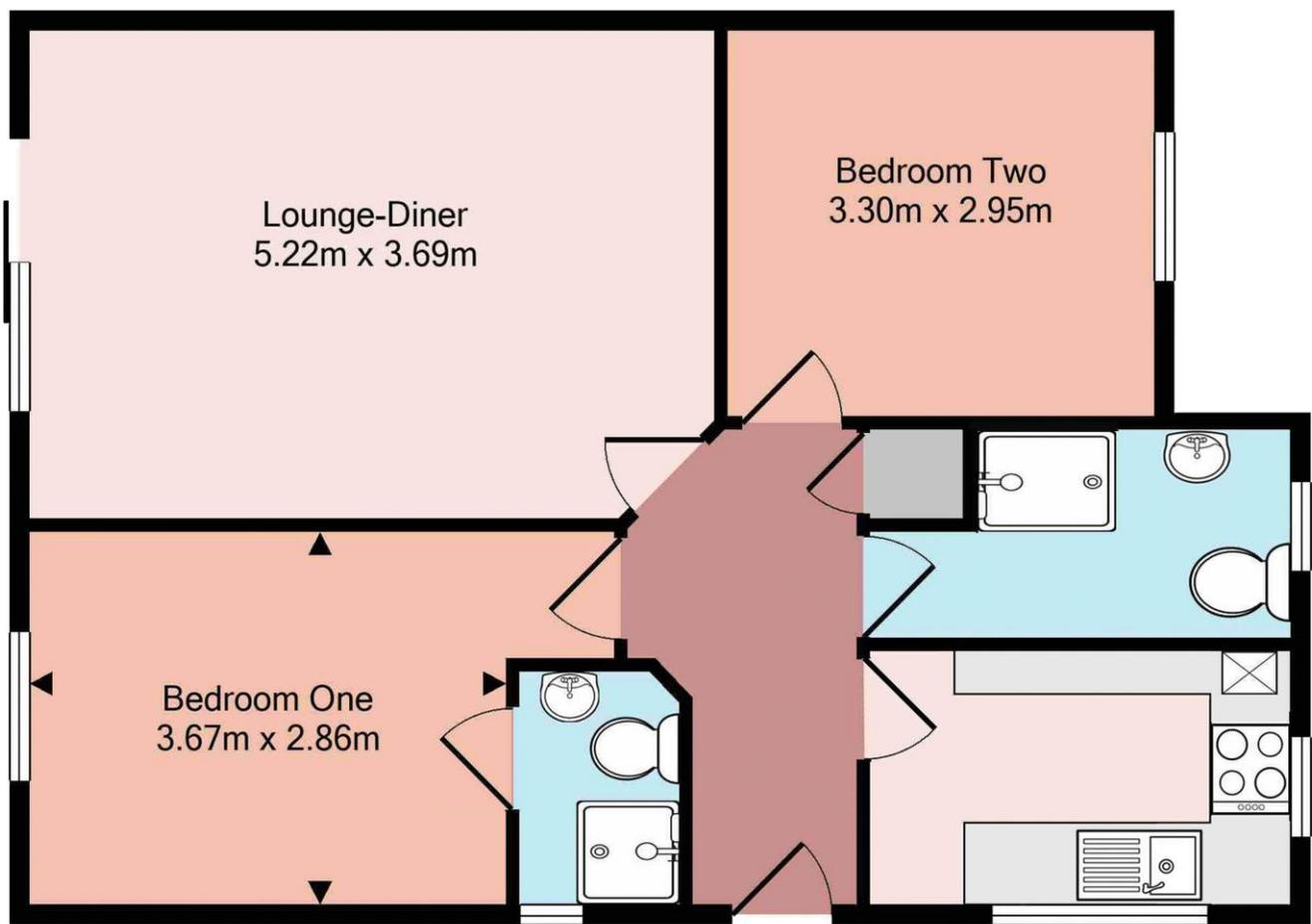




39, Wetherby Gardens, Totton, SO40 8SB
£410,000

brantons



Accommodation

Lounge-Diner - 17' 2" x 12' 1" (5.22m x 3.69m)

Kitchen - 6' 6" x 10' 8" (1.98m x 3.25m)

Bedroom One - 12' 0" x 9' 5" (3.67m x 2.86m)

En-suite - 6' 0" x 4' 5" (1.83m x 1.34m)

Bedroom Two - 10' 10" x 9' 8" (3.30m x 2.95m)

Shower Room - 5' 0" x 8' 0" (1.53m x 2.45m)

Property

Situated along a private resident's driveway within a quiet cul-de-sac setting, Brantons Independent Estate Agents are delighted to offer for sale this detached bungalow built circa 1996. The accommodation is comprised of two double bedrooms with the master benefiting from an en-suite shower room. There is a spacious lounge-diner with patio door, re-fitted kitchen and family shower room.

Additional features of the property include driveway parking, detached garage and an enclosed rear garden with patio seating and gated rear access. The property will be sold with no forward chain and is a result of this, strong interest is anticipated. Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception.

Features

- *NO FORWARD CHAIN*
- Detached Bungalow
- Two Double Bedrooms
- Lounge-Diner With Patio Doors
- Contemporary Kitchen
- Modern Shower Room
- En-suite to Master
- Driveway Parking & Detached Garage
- Enclosed Rear Garden With Patio Seating Area
- Quiet Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

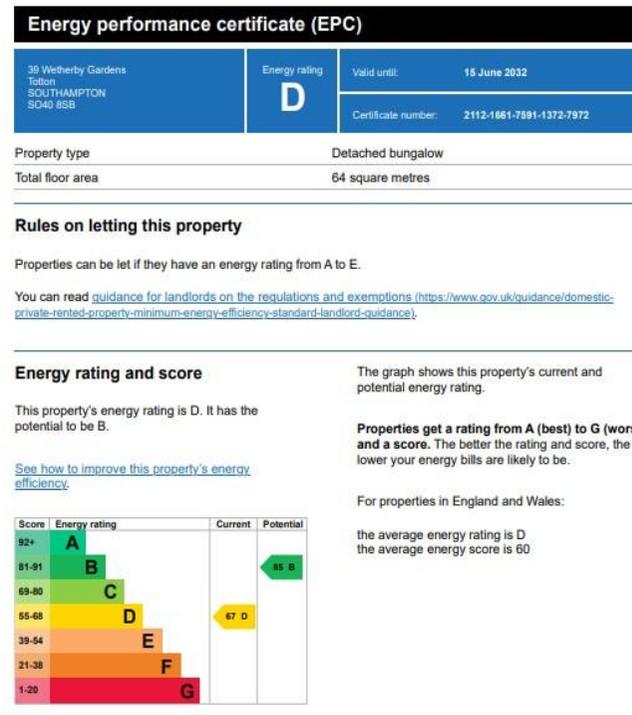
Distances

Motorway: 2.2 miles
Southampton Airport: 10.3 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 4.3 miles
Totton: 1.6 miles

Directions

1) From our office proceed west on Water Lane. 2) At the junction with Calmore Road turn right. 3) Proceed on for approximately 0.5 miles. 4) Take the second right into Wetherby Gardens.

Energy Performance



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.

