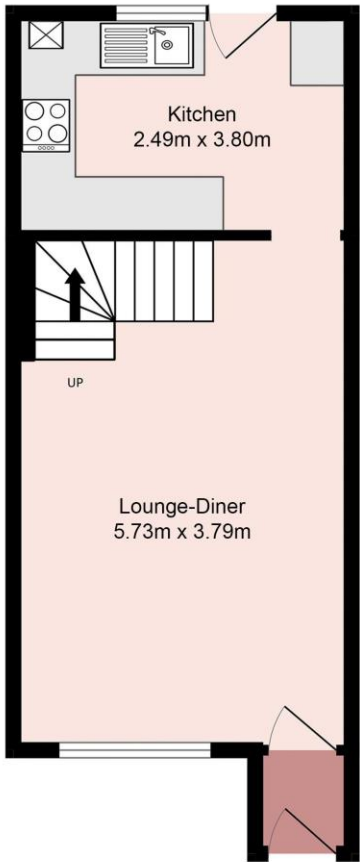




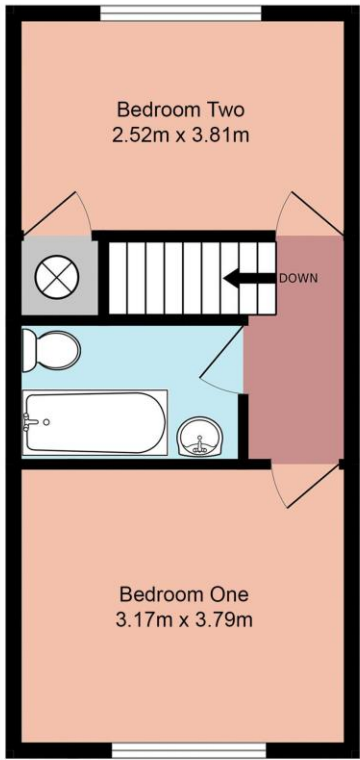
68, Rufus Gardens, Totton, SO40 8TB  
Offers in Excess of £280,000

**brantons**

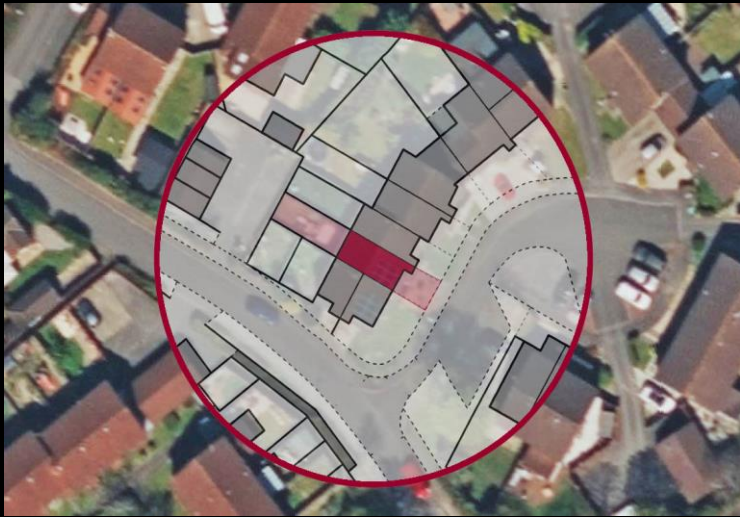




Ground Floor  
32.4 sq.m. approx.



1st Floor  
31.2 sq.m. approx.



Accommodation

Lounge-Diner 18' 10" x 12' 5" (5.73m x 3.79m)  
Kitchen 8' 2" x 12' 6" (2.49m x 3.80m)  
Bedroom One 10' 5" x 12' 5" (3.17m x 3.79m)  
Bedroom Two 8' 3" x 12' 6" (2.52m x 3.81m)  
Bathroom 4' 9" x 8' 6" (1.46m x 2.58m)

Property

Brantons Independent Estate Agents are pleased to offer an opportunity to buy this modern mid-terrace home situated in within the highly regarded residential area of West Totton. The ground floor is comprised of a spacious lounge-diner and a contemporary kitchen. The first floor accommodation consists of two double bedrooms, and from the landing there is a bathroom. Additional features of the property include a nearby garage, and an enclosed rear garden that benefits from a good degree of privacy. The garden is laid to low maintenance artificial lawn with patio seating areas, a storage shed, and gated rear access. Properties of this nature make an ideal first purchase or downsize and as a result of this, an early viewing will be necessary as immediate interest is expected.

Features

- Modern Mid-Terrace Home
- Two Double Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen
- Bathroom

- Nearby Garage
- Low Maintenance Rear Garden
- Rooftop Solar Panels (Owned Outright)
- Excellent Transport Links
- Ideal First Purchase or Downsize

Information

Local Authority: New Forest District Council  
Council Tax Band: B  
Tenure Type: Freehold

School Catchments  
Infant: Hazel Wood  
Junior: Abbotswood  
Senior: Testwood

Distances

Motorway: 2.2 miles  
Southampton Airport: 10.9 miles  
Southampton City Centre: 5.4 miles  
New Forest Park Boundary: 0.8 miles

Train Stations  
Ashurst: 3.4 miles  
Totton: 1.6 miles

Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Follow the road around onto Rufus Gardens where the property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)

68, Rufus Gardens Totton SOUTHAMPTON SO40 8TB	Energy rating <b>C</b>	Valid until: 20 April 2026 Certificate number: 9548-3006-7284-3126-1924
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Property type: Mid-terrace house  
Total floor area: 63 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 energy rating is C. It has the potential to be B.  
[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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



