



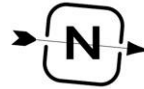
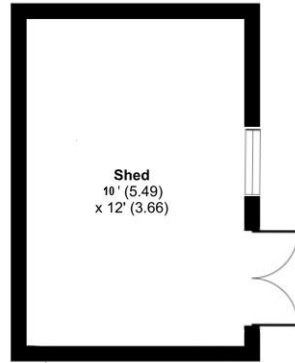
Salisbury Road, Totton, Southampton, Hampshire, SO40 3NF



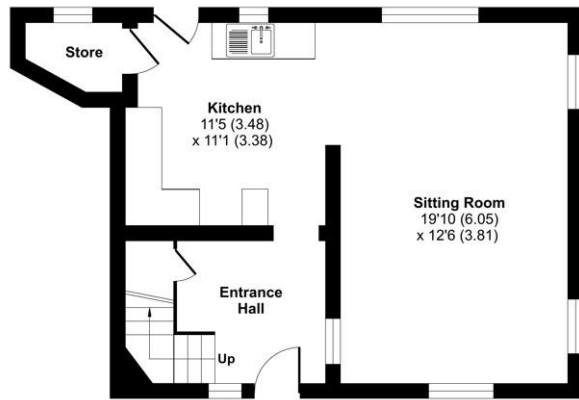
ACCOMMODATION

This three-bedroom end-of-terrace family home presents an exciting opportunity for those seeking a blend of comfort and potential. With some minor refurbishment left to be finished, the flooring will be left to allow prospective purchasers to tailor to their individual tastes. Stepping through the entrance hall, guests are greeted by a sense of warmth and possibility. To the right, a generously sized sitting room awaits, well-proportioned with a dual aspect. The potential for a bespoke media wall has been created, with ethernet connections and ports for a surround sound system, allowing the sitting room to be transformed into an immersive home cinema experience. Adjacent lies the kitchen, poised to become the heart of the home, fitted with new shaker style cabinetry. Ascending the staircase, three bedrooms beckon, each offering a peaceful retreat. A thoughtfully designed family bathroom stands ready to serve, providing convenience and comfort. Outside, the property boasts a spacious gravel drive, ensuring ample parking for residents and visitors alike. Beyond, a rear garden beckons, predominantly laid to lawn, offering an ideal canvas for outdoor enjoyment. There is also a useful storage shed with power. This end-of-terrace gem invites prospective homeowners to envision the limitless possibilities and create cherished memories in a space designed for modern family living.

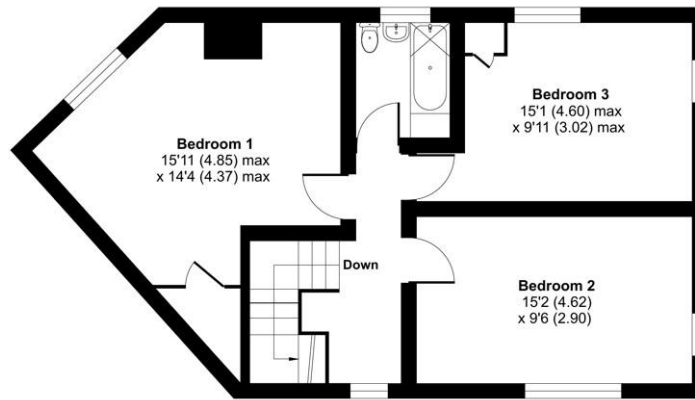
Approximate Area = 1126 sq ft / 104.6 sq m
 Outbuilding = 216 sq ft / 20 sq m
 Total = 1342 sq ft / 124.6 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093205



SITUATION

Totton, situated on the western edge of Southampton in the United Kingdom, is a bustling town with a rich history and vibrant community. Originally a small market town, Totton has evolved into a thriving residential and commercial hub while still retaining its traditional charm. The town boasts a mix of modern amenities and historic landmarks, including the historic Eling Tide Mill, which dates back to the 18th century and offers a glimpse into the area's industrial past. Totton is well-connected to nearby Southampton and other surrounding areas, making it an ideal location for commuters and visitors alike. With its variety of shops, restaurants, parks, and recreational facilities, Totton offers something for everyone, whether you're looking to explore its heritage, enjoy the outdoors, or simply soak in the local atmosphere.



SPECIFICATION

- Three-bedroom end-of-terrace family home
- Newly renovated
- Large sitting room and kitchen
- Ample parking provided by a large gravel drive
- Private rear garden
- Family bathroom

LOCAL AUTHORITY

New Forest District Council
Council Tax Band C

GUIDE PRICE

Asking Price £325,000

TENURE

Freehold