

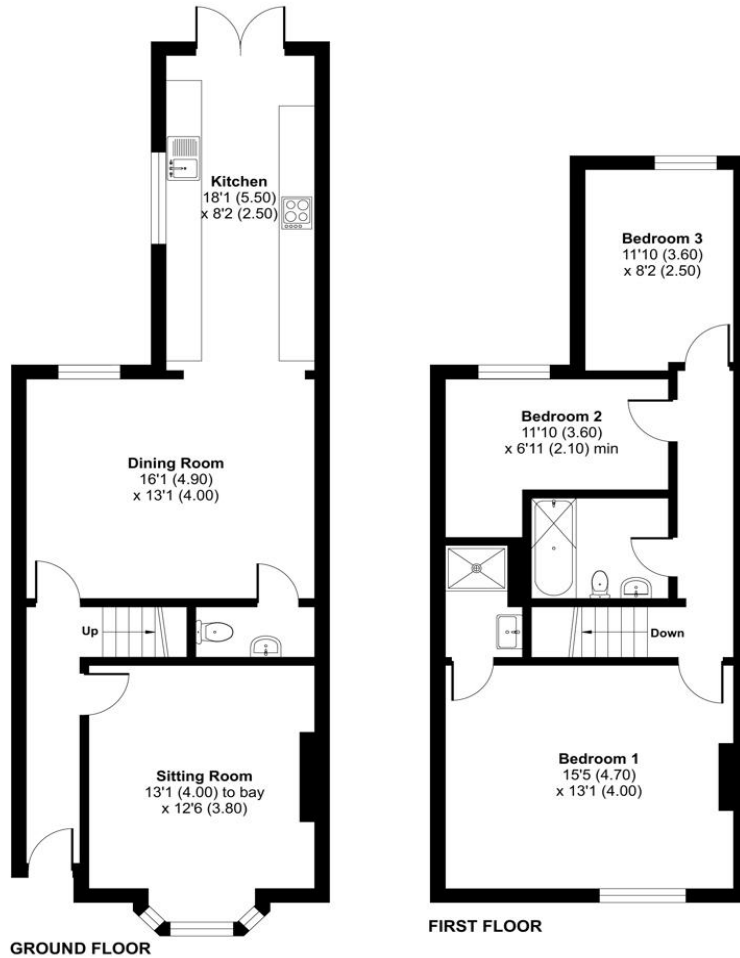




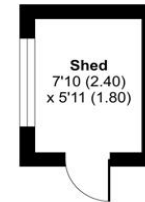
ACCOMMODATION

Welcome to this inviting three-bedroom mid-terrace home nestled in the heart of Totton. With a versatile layout and meticulous attention to detail, this property caters to various needs, whether you're an astute investor eyeing a substantial yield of nearly 5%, a first-time buyer, or someone seeking to downsize. As you step inside, the transformation by the current owner is immediately apparent. The hallway leads seamlessly to the sitting room, where natural light pours in through the bay window, illuminating the engineered oak flooring and cosy log burner—a perfect spot for relaxation. The adjoining open-plan dining room boasts original wooden flooring and provides access to the convenient cloakroom. The extended kitchen is a chef's delight, featuring contemporary fittings and a sleek range of wall and base units with complementing worksurfaces over.

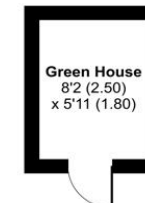
Upstairs, three generously sized bedrooms await, with the principal bedroom offering a spacious 15ft x 13ft layout and an en-suite shower room recently refitted with a walk-in shower. The remaining bedrooms are served by a modern family bathroom. Outside, the rear garden beckons with its charming patio terrace, ideal for BBQs and outdoor dining, complemented by a sizeable lawn and vegetable garden. Permit parking adds to the convenience of this delightful home



Approximate Area = 1217 sq ft / 113 sq m
 Outbuilding = 99 sq ft / 9.2 sq m
 Total = 1316 sq ft / 122.1 sq m
 For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1



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: 1121699



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline Railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away.



SPECIFICATION

- Beautifully presented mid-terraced house
- Three well-proportioned bedrooms
- En-suite shower room to the principal bedroom
- Family bathroom and ground floor cloakroom
- Impressive open-plan kitchen/dining room
- Charming sitting room with feature bay window and log burner
- Large and private rear garden with shed and greenhouse
- Permit parking available

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - B

ASKING PRICE

£325,000

TENURE

Freehold