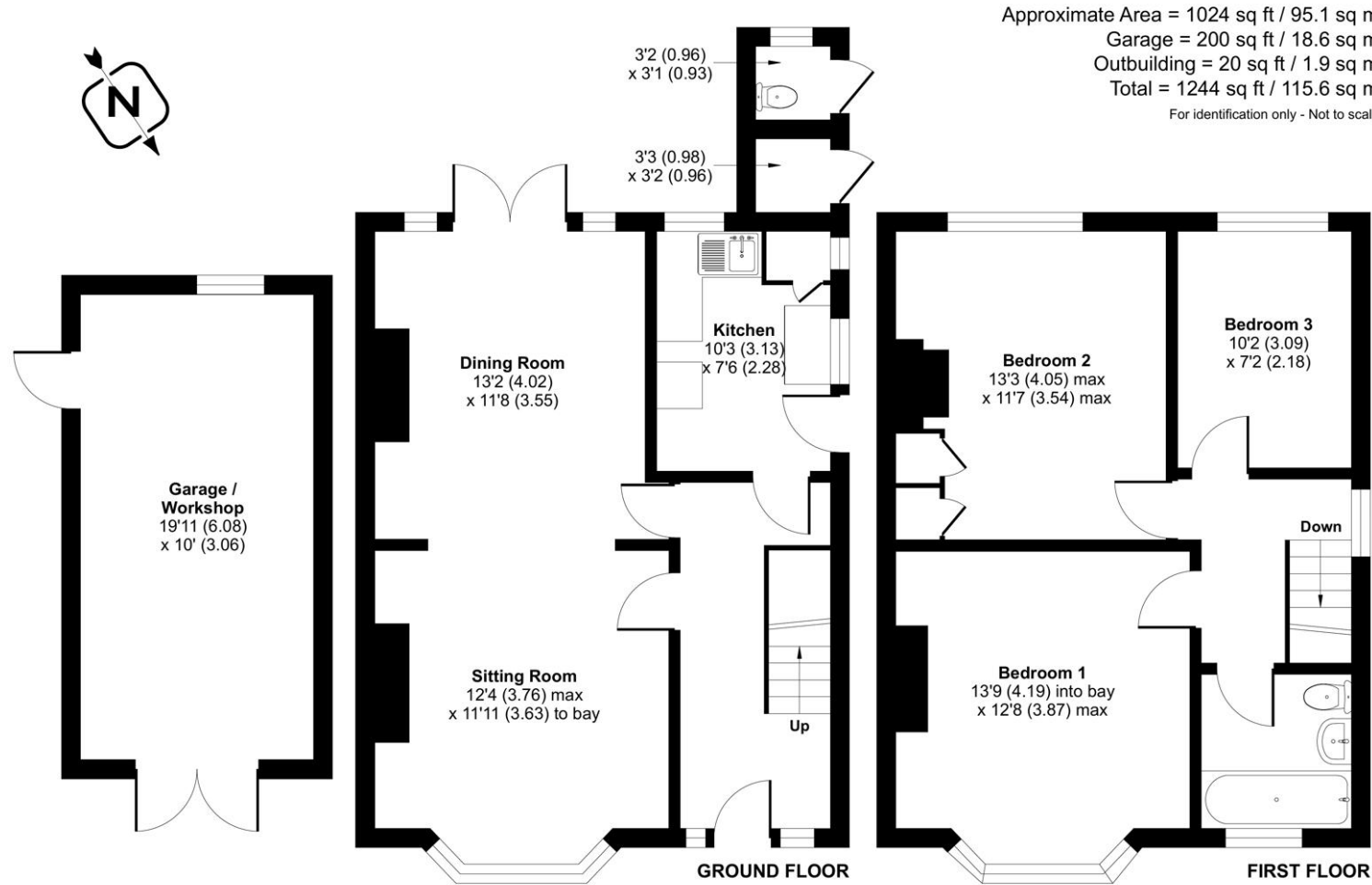






ACCOMMODATION

Offered with no forward chain, this charming three-bedroom semi-detached home has been in the same family since its construction. Situated on a mature, tree-lined avenue, the property requires some improvement and offers an excellent opportunity for buyers to put their stamp on it. The spacious ground floor features a through lounge-diner with a bay window, a separate galley-style fitted kitchen with a large pantry, complete with a cloakroom and storage. Upstairs, there are three bedrooms, including two well-proportioned doubles. Externally, the home benefits from a private, south-facing garden, a detached single garage, and a driveway providing ample parking. Located in the sought-after Lackford Avenue, the property enjoys a peaceful setting while remaining conveniently close to Totton's amenities, Southampton's commercial centre, and the scenic New Forest. It also falls within the catchment of the well-regarded Foxhills and Hounsdown schools, making it an ideal choice for a growing family.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Rushington is a much favoured location set on the fringes of Totton within ideal proximity to major commuter routes, within minutes of the centre of Southampton and the New Forest National Park and its abundance of recreational activity. Totton Centre with its comprehensive local amenities is within just a short walk but it is also well placed within the catchment area for the highly regarded Hounslow and Foxhills schools.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1268799



SPECIFICATION

- No forward chain
- Three-bedroom semi-detached home
- Spacious ground floor
- Galley-style fitted kitchen
- Cloakroom and additional storage
- Three bedrooms
- Private south-facing garden
- Detached single garage & driveway
- Sought-after location on Lackford Avenue
- Close to Totton's amenities & New Forest
- Within catchment for Foxhills & Hounslow schools

LOCAL AUTHORITY

New Forest District
Council Tax Band C

ASKING PRICE £350,000

TENURE

Freehold