



2 Station Road South, Totton SO40 9HP

paul jeffreys



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A MODERNISED AND EXTENDED END OR TERRACE HOUSE

Finished in the Vicortian style, short walk to Totton station, 5 minutes walk to Totton centre, less than 5 minutes to the M27

Gas central heating, double glazing, plastic fascias, garage, large rear garden offering a high degree of privacy

ACCOMMODATION

Entrance hall, sitting room, dining room, kitchen, 3 bedrooms, bathroom

ENTRANCE HALL Antique oak flooring, radiator and thermostat.

SITTING ROOM c.3.96m x 3.61m (13' x 11'10"). Measurements exclude bay window with window seat. Wood burning stove, double radiator and TV point.

DINING ROOM c.4.67m x 3.96m (15'4" x 13'). Wood style fire surround (its chimney removed). Cupboard beneath staircase, double doors to garden, two wall light points and radiator. Arch to:

KITCHEN c.5.1m x 2.72m (11'6" x 8'11"). Part tiled walls, range of units to three walls with inset single drainer 1.5 bowl acrylic sink unit. Worktops with low level cupboards and drawers and space for cooker with gas and electric point. Space for washing machine, separate

plumbing and space for fridge. Extensive range of wall cupboards and radiator.

LANDING

BEDROOM 1 c.4.67m x 3.96m (15'4" x 13'). Range of fitted wardrobe cupboards with hanging and shelving space. Double radiator, walk-in airing cupboard with lagged hot water cylinder and wall mounted gas boiler for central heating and hot water, access to roof space.

BEDROOM 2 c.3.48m x 2.31m (11'5" x 7'7"). Radiator.

BEDROOM 3 c.3.48m x 2.72m (11'5" x 8'11"). Range of wardrobe cupboards and radiator.

BATHROOM Part tiled walls, corner bath with mixer taps and shower fitment. Plumbed in shower over. Vanitory hand basin with cupboard beneath, low level WC suite and heated towel rail.

OUTSIDE

Small area of garden to the front with driveway allowing parking for one vehicle and gives access to ATTACHED GARAGE c.6.48m x 2.69m (21'3" x 8'10"). With up and over door, personal door and electricity connected. The REAR GARDEN has been attractively landscaped with area of lawn, paved patio area, raised mature flower and shrub beds and arch through to further area of garden which is mainly stoned with flower, shrubs, trees and bushes. Timber



garden shed, wood store and open fronted summer house.

COUNCIL TAX BAND 'B' – payable 2019/20 - £1,336.42.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 103.1 sq. metres (1109.6 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

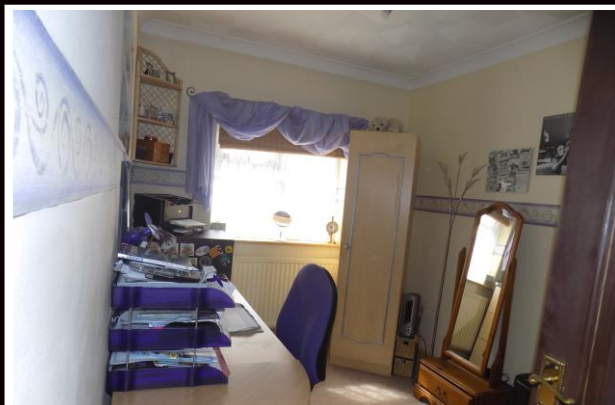
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS From the centre of Totton proceed along Maynard Road which leads into Junction Road and at the end turn right into High Street and Station Road South is on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

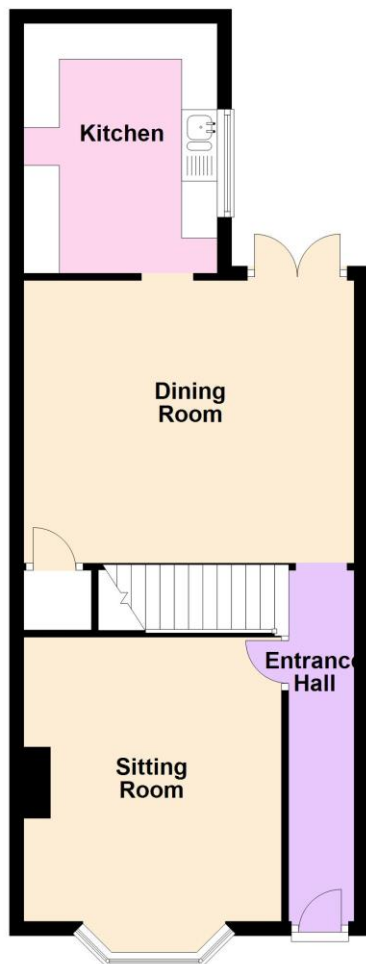
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

JRS/TW/07.19





Ground Floor



First Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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