

Downs Park Avenue,  
Totton,  
Southampton,  
Hampshire.  
SO40 9GW

400,000



- Fantastic development opportunity, STPP
- Detached garage and workshop
- Substantial grounds, backing onto New Forest Conservation Area
- Driveway parking for several vehicles
- Two double bedrooms
- Offered with no forward chain



Ref: PRA12474

## General Description

Two bedroom detached bungalow on substantial plot, offering a superb development opportunity, subject to necessary planning consents

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## Accommodation

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### HALL

Plain plastered ceiling, picture rail, airing cupboard with radiator, access to first floor loft space.

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### SITTING/DINING ROOM (21' 9" x 10' 11") or (6.64m x 3.32m)

Textured ceiling, picture rail, double glazed window to front, and side, radiator, gas coal effect fire.

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### CLOAKROOM

Plain plastered ceiling, tiled walls, low level WC with push button flush, wall mounted wash hand basin, radiator, single glazed obscured window to side, vinyl flooring.

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### Bathroom

Plain plastered ceiling, double glazed obscured window to side. Coloured suite comprising, bath with mains shower over and pedestal wash hand basin. Tiled walls, shaver point and vinyl flooring.

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### Kitchen (10' 4" x 9' 5") or (3.16m x 2.87m)

Double glazed window to rear, door to side, wall and base units with roll edge laminate work surfaces, Freestanding oven, spaces for 2 x under counter appliances, pantry cupboard, floor standing condensing boiler.

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### Bedroom 1 (11' 5" x 10' 11") or (3.47m x 3.34m)

Plain plastered ceiling, built in wardrobe, double glazed window to rear, radiator, wooden flooring.

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### Bedroom 2 (10' 11" x 9' 10") or (3.34m x 3.00m)

Plain plastered ceiling, picture rail, built in wardrobe, radiator, double glazed window to side.

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### Conservatory (7' 8" x 5' 10") or (2.34m x 1.78m)

Poly carbonate roof, windows to front, side and rear, door to rear, built un units with roll edge laminate work surface over.

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## OUTBUILDINGS

Detached garage and workshops with doors to front.

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## GARDEN

Extensive rear garden, mostly laid to lawn with a selection of mature trees. Gate to footpath at rear.

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# DRIVEWAY

Paved driveway leading to garage, offering parking for several vehicles.

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# Other

N.B. The loft space is boarded and has previously been used as an extra bedroom/study area, however planning regulations have not been sought for an official change of use.

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# Services

EPC Rating:65

# Tenure

We are informed that the tenure is Freehold

# Council Tax

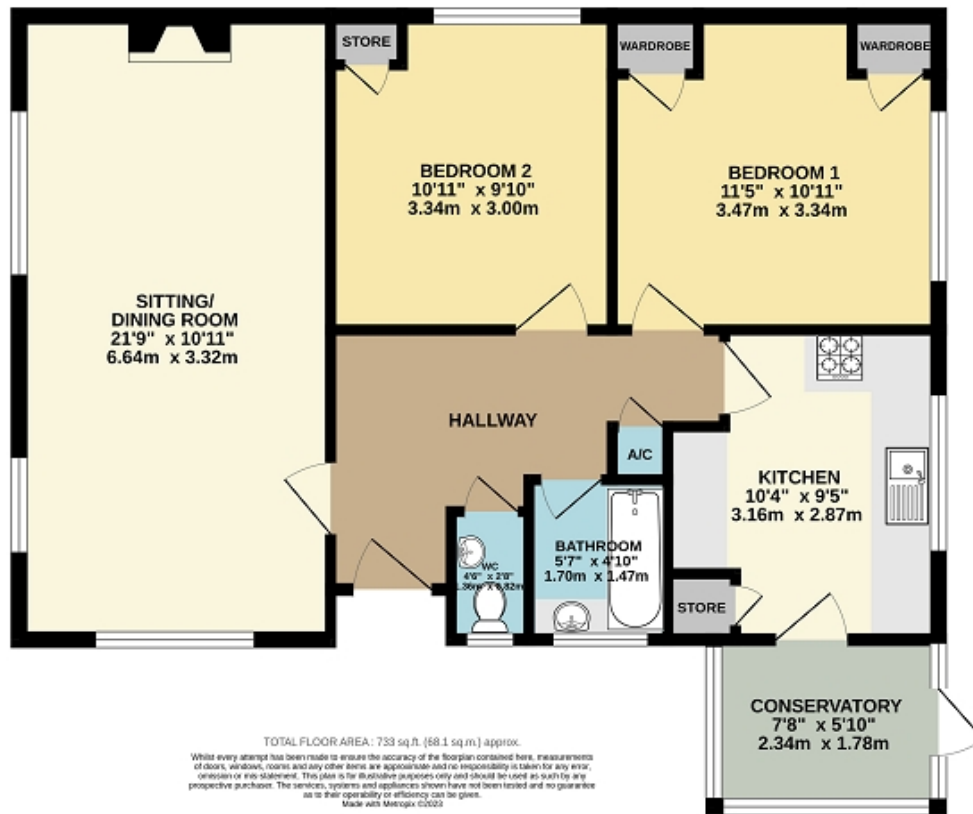
Band Not Specified

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GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

