

55 Treagore Road, Calmore, Southampton SO40 2UN



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£220,000

No Chain! Spotlight are delighted to present for sale a two bedroom house with generous size rear garden, in Calmore. The property benefits from a kitchen, lounge dining room on the ground floor whilst there are two bedrooms and a bathroom on the first floor.

Your New Home...

Spotlight are pleased to offer this two bedroom mid terrace with parking in the popular area of Calmore. A perfect home to get yourselves on the first rung of the property ladder or, as an investment Landlord, a great addition to your rental portfolio.

The property benefits from allocated parking space to the front of the property. It has a 10 meter long front garden with raised bed. To the rear it has another good sized garden with patio, more than enough room for a conservatory (STP of course.)

On the ground floor the property has a fitted kitchen with both floor and wall units. A good sized living room, with door to the rear garden with patio.

Upstairs the property has a master bedroom to the rear, a bathroom with bath and W/C, there is an additional bedroom to the front of the property.

Location

Calmore is a lively district within the commuter belt for Southampton which is not quite, but almost, on Southampton Water. It's name in Old English means Cabbage Marshes! A strong community spirit prevails in Calmore, there is plenty to keep the kids entertained with local football club AFC Totton and the Calmore Sports Cricket Club too. Totton town centre offers many locally run shops as well as post office, supermarkets and doctors surgery.

Local Schools

Aged 4-6 years - Calmore Infant School

Aged 7-10 years - Calmore Junior School

Aged 11-16 years - Testwood School

Information

New Forest District Council

Council Tax Band - B

EPC - E

Electric heating

The M27 can be accessed easily and is approximately 2.5 miles away giving access to easy commuting if you are no longer working from home! There is also a mainline railway station in Totton, only 1.6 miles away, which provides quick access to the Weymouth to London Waterloo line.





The Floorplan

And EPC

We're **Spotlight**, we sell homes, not houses. Talk to us on **02380 18 19 20** about selling your current one, or finding your next one.