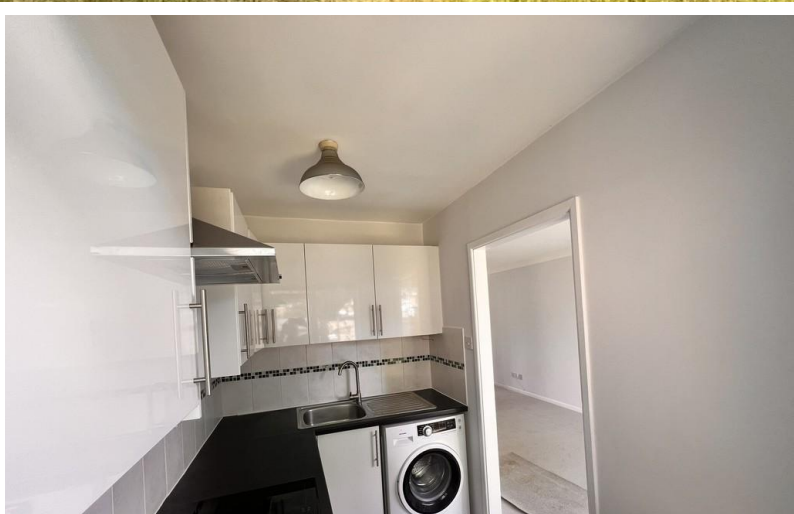


**FOR SALE**



**Treagore Road, Calmore**

**1 Bedroom, 1 Bathroom, Terraced Bungalow**

**Asking Price Of £205,000**



## Treagore Road, Calmore

1 Bedroom, 1 Bathroom

Asking Price Of £205,000

- One Bedroom Bungalow
- Electric heating
- Kitchen
- Lounge with door to Patio
- Garden

This one-bedroom terraced bungalow is offered for sale in the popular residential area of Calmore, Southampton. The property provides single-storey living with a double bedroom, one reception room, one kitchen and one bathroom.

The reception room enjoys a garden view and direct access to the garden, providing an attractive outlook and useful outdoor space. The property further benefits from parking, adding to its practicality. It is set within a residential location with local amenities.

Calmore sits to the west of Southampton, with Totton offering a range of supermarkets, shops and everyday services, as well as additional cafés and restaurants. The area provides convenient road links towards central Southampton, the M27 and the wider Hampshire region, including access towards the New Forest.

Public transport is available via Totton railway station, which offers services to Southampton Central in around 10 minutes and to Bournemouth in approximately 40–45 minutes, making it a useful option for commuting or leisure trips. Local bus routes also connect Calmore with Totton and Southampton.

Recreationally, residents have access to local green spaces in and around Totton, while the broader area provides further parks and leisure facilities, along with the attractions of Southampton's city centre a short drive away.

The property has an EPC rating of E and falls within Council Tax Band B.

Bedroom - 4.40m x 2.20m (14'5" x 7'3")





Bathroom - 2.10m x 1.40m (6'11" x 4'7")

Living Room - 5.40m x 4.40m (17'9" x 14'5")

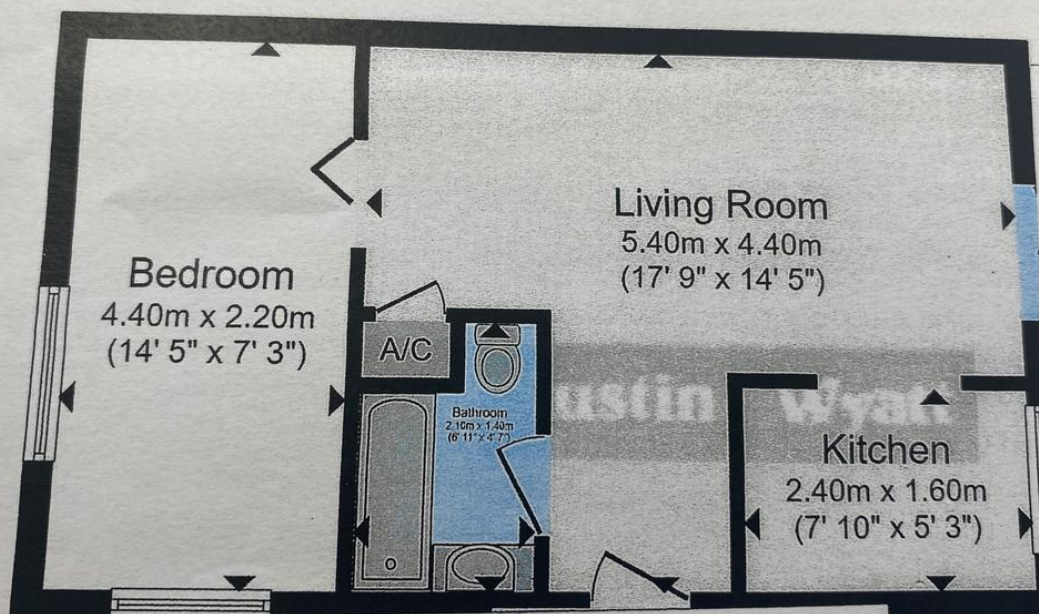
Kitchen - 2.40m x 1.60m (7'10" x 5'3")





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 93        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |                         |           |





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.