



**Salisbury Road**

**3 Bedroom Semi  
No Chain**

**£320,000 Freehold**

Totton, SOUTHAMPTON



## 86 Salisbury Road, Totton, Hampshire, SO40 3JA

### Description

- Three-bedroom Semi Detached
- Modern bathroom with shower
- Double glazing
- Good-sized garden
- Garage
- PROPERTY REFERENCE: 1189
- Two reception rooms
- Modern kitchen with oven hob and hood
- Gas central heating
- Gravelled driveway
- EPC rating: C

**Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.**

A three bedroom, two reception room semi-detached house, recently redecorated and recarpeted and featuring a large, fitted kitchen with integrated oven, hob and hood, and a modern, white bathroom suite. The property is located within a short walking distance of Totton town centre and close to all local amenities.

There is ample off-road parking thanks to a gravelled driveway, a single garage and good-sized rear garden.

The property is being offered with immediate vacant possession.

**Tenure:** Freehold.

**EPC rating:** 'D'.

**Council Tax:** Band 'C'. New Forest District Council (Totton & Eling Area) £2,094.77 for year 2025 / 2026.

**Locality:** Totton

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 0.3 miles (2mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.2 miles)
3. Turn right. (0.02 miles)
4. Your destination is on the left. (0.00 miles)



**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

### **When is stamp duty paid?**

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first-time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%

£925,001 - £1,500,000 @ 10%

£1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%

£925,001 - £1,500,000 @ 13%

£1,500,001 + @ 15%

From 1st April 2025, there have been several changes that have come into effect:

The nil rate threshold which is currently £250,000 will return to the previous level of £125,000. The nil rate threshold for first-time buyers which is currently £425,000 will return to the previous level of £300,000.

The maximum purchase price for which First-Time Buyers Relief (a reduced stamp duty rate) can be claimed is currently £625,000 and will return to the previous level of £500,000.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require

assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



## Accommodation Comprises:

**Entrance Hallway : 5.71' x 15.49' (1.74m x 4.72m)**

Spacious and welcoming.

**Lounge : 10.47' x 14.57' (3.19m x 4.44m)**

Attractive bay-fronted reception.

**Dining Room : 10.47' x 13.19' (3.19m x 4.02m)**

With double doors to the rear garden.

**Kitchen : 5.71' x 15.49' (1.74m x 4.72m)**

Modern fitted kitchen, with a range of eye and base level storage units, electric oven, gas hob and extractor hood.

### Stairs / Landing

Long, spacious landing, with access to all rooms.#

**Bedroom 1 : 10.47' x 14.50' (3.19m x 4.42m)**

Bay-fronted double bedroom.

**Bedroom 2 : 10.47' x 13.25' (3.19m x 4.04m)**

Good size double bedroom.

**Bedroom 3 : 5.71' x 9.02' (1.74m x 2.75m)**

Comfortable third bedroom.

**Bathroom : 5.71' x 8.53' (1.74m x 2.60m)**

Modern white-coloured suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC.

### External

Rear garden, good-sized garden laid to lawn, patio area and decking. Brick- built storage cupboard and Brick-built WC with toilet. Shed of timber construction. Gravelled driveway to the front for several vehicles.

### Garage

Single garage with metal up and over door.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

GROUND FLOOR



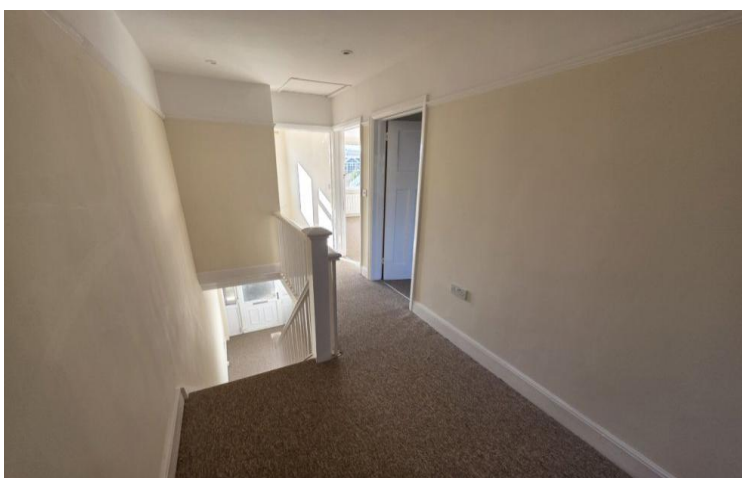
FIRST FLOOR



Certificate Number : 9557-3003-3209-3339-1204

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85        |
| 69-80 | C             | 69      |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9557-3003-3209-3339-1204>



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