



Roseleigh Drive

1 Bedroom

£225,000

Totton, SOUTHAMPTON Totton



36 Roseleigh Drive



Description

- 1 Bed
- 1 Bathroom
- Private parking
- New boiler
- Private garden
- 1 Reception
- Shower
- Gas Central Heating
- Terraced

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

We are pleased to bring to market this wonderful one bedroom house located in Ashurst Bridge.

The property comprises of an enclosed porch area with large storage cupboard, providing additional internal space.

Open plan lounge / kitchen area, with sliding doors to the patio area.

Large double bedroom with glass fronted, double wardrobe and airing cupboard.

Bathroom with three-piece white suite with shower over bath.

New 'Worcester' boiler fitted in December 2024.

This house also boasts an enclosed private garden, with patio area and storage shed. Receiving good sunlight throughout the day.

Private allocated parking directly outside the property.

Tenure: Freehold.

EPC rating: 'D'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1,495.03 for year 2024 / 2025.

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.





Accommodation Comprises:

Entrance Porch

Rebuilt into an internal entrance porch, creating a bit of extra inside space. Featuring a large storage cupboard.

Kitchen

With plenty of storage cupboards, space for appliance and large under-stairs storage / pantry.

Lounge

A good size lounge, with glass sliding door directly into the garden providing lots of natural light.

Bedroom

A great size double bedroom, with built-in, glass fronted double wardrobe and airing cupboard.

Bathroom

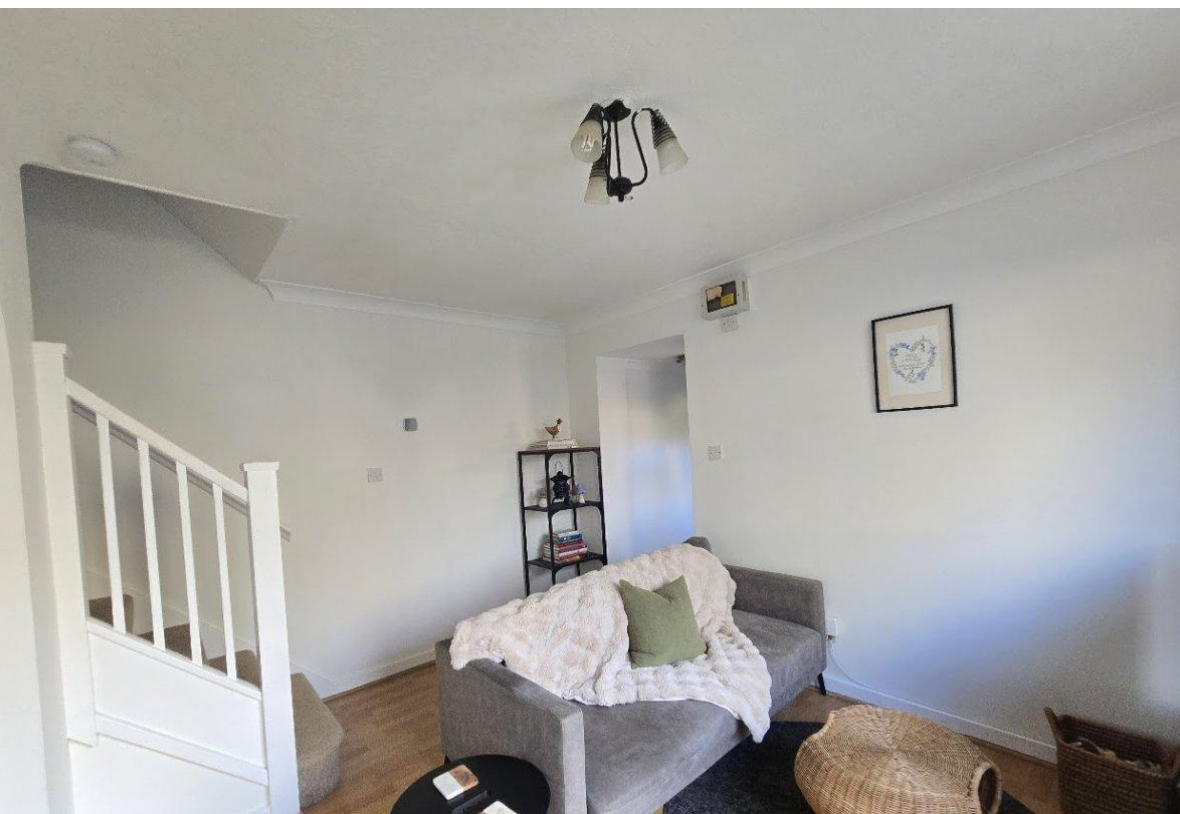
Three-piece white suite with shower over bath. Ceramic tiling to the principal areas.

Garden

A generous size private garden, uncommon for this style of house. Receiving good sunlight throughout the day. Large shed to the bottom of the garden.

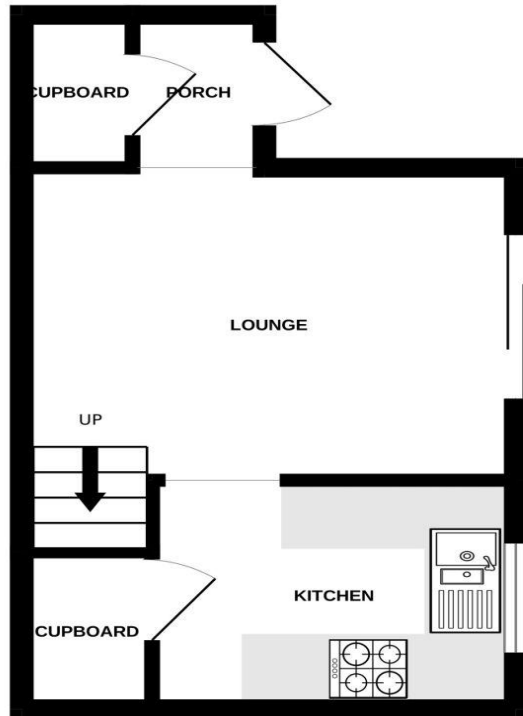
Parking

One allocated, private parking space. Directly outside the property.

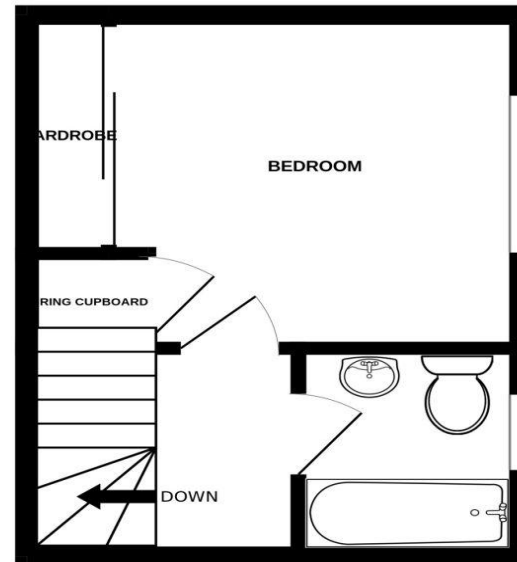




GROUND FLOOR



1ST FLOOR



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Certificate Number : 2076-3005-2204-6409-8204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2076-3005-2204-6409-8204>



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