



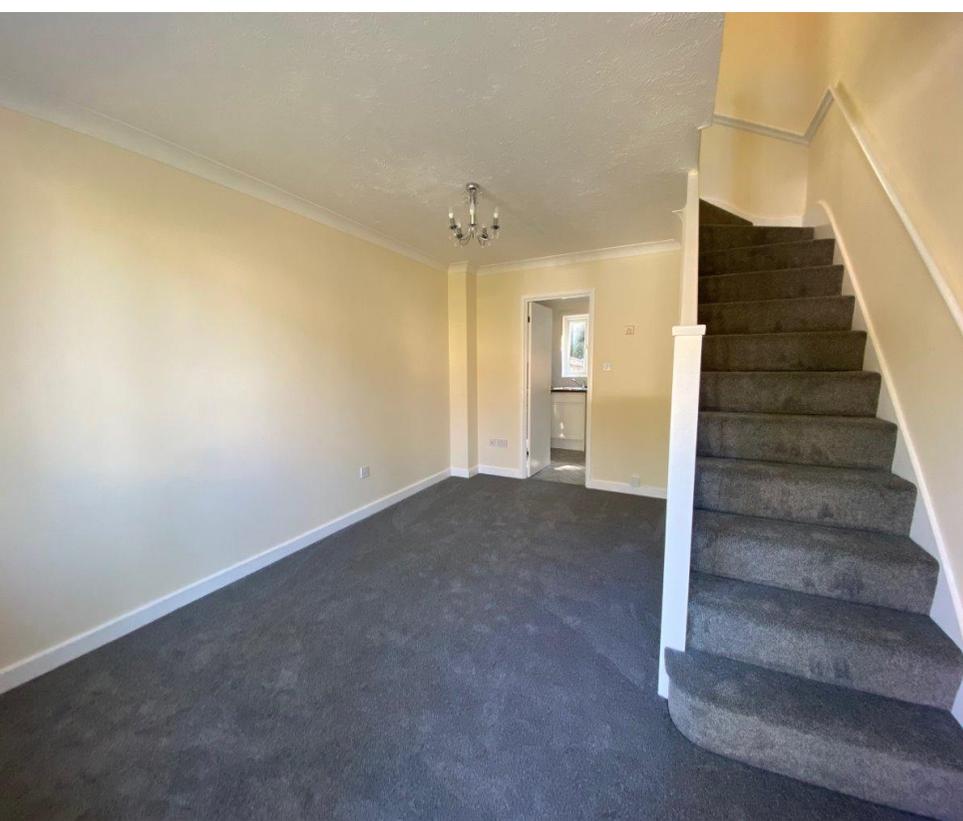
Roseleigh Drive

Ashurst Bridge, Totton, Hampshire

**Lovely 2-bedroom house
No chain or buy-to-let investment**

**£265,000
Freehold**





16 Roseleigh Drive, Ashurst Bridge, Totton, Hampshire, SO40 7JY

Description

- Investment purchase or No Chain
- Excellent order
- Gas Central Heating
- Private parking bay
- PROPERTY REF: 46
- 2 double bedrooms
- Modern bathroom with shower
- Double glazed windows
- EPC Rating : C

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

A 2-double bedroom mid (of three) terraced house, in a cul-de-sac location, within reach of shops, schools and leisure facilities.

The rear garden enjoys a wooded outlook and is of sunny aspect.

Agents notes: The property is currently rented and being sold with vacant possession available after 27 August 2025, with 2 x months' notice. For investor buyers, the property can be sold with the incumbent tenant.

Tenure: Freehold.

EPC rating: 'C'.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £2094.77 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.



1. **Directions:** Starting from our offices in Totton, SO40 3SG. Total : 3.1 miles (9mins)
 1. Drive northwest. (0.08 miles)
 2. Turn right onto Salisbury Road/A36. (0.1 miles)
 3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
 4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
 5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
 6. Enter the roundabout and take the 1st exit onto Fletchwood Road. (0.1 miles)
 7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
 8. Enter the roundabout and take the 1st exit onto Cocklydown Lane. (0.1 miles)
 9. Turn left onto Ibbotson Way. (0.2 miles)
 10. Turn right onto Penhale Way. (0.08 miles)
 11. Turn right onto Roseleigh Drive. (0.01 miles)
 12. Turn left onto Lynton Court. (0.01 miles)
 13. Your destination is on the right. (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 are 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:

Living Room : 11.68' x 14.90' (3.56m x 4.54m)

Comfortable living room with stairs to the first floor landing, storage recess under. Door to:

Kitchen / Diner : 11.68' x 8.04' (3.56m x 2.45m)

Recently refitted kitchen / diner, with a white gloss storage cupboard and dark-grey laminated work-surface. New electric single oven, 4-ring gas hob and extractor hood. Space and plumbing for washing machine. Space for a fridge / freezer. Understairs storage cupboard. Door to the rear garden.

Stairs / Landing

With access to the loft space. Doors to both bedrooms and:

Bathroom : 6.63' x 6.14' (2.02m x 1.87m)

White-coloured suite with mixer shower over the bath.

Bedroom 1 : 11.68' x 8.83' (3.56m x 2.69m)

Double-size rear-facing bedroom.

Bedroom 2 : 11.68' x 7.97' (3.56m x 2.43m)

Double-sized front-facing bedroom. Built-in airing cupboard.

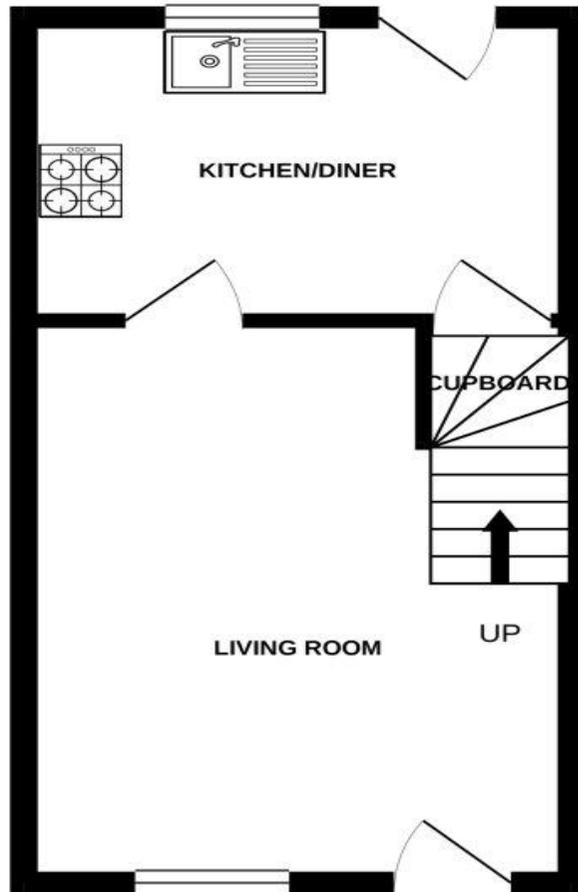
External

Open plan lawned front garden, with access to the private parking bay to the side of the property.

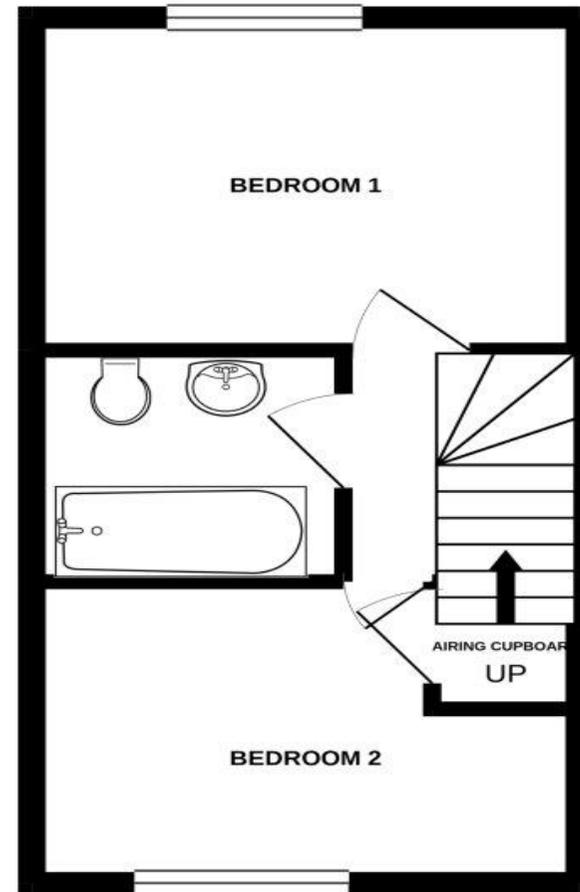
The rear garden enjoys a pleasant, wooded outlook and comprised a lawned area with patios to the fore and rear.

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
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C	69	91	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			92
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England	EU Directive 2002/91/EC		



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