



**FOR SALE**

**Wetherby Court, Totton**  
**£335,000 FREEHOLD**

**Vacant and with no chain. Spacious family semi with heated conservatory, UPVC double-glazing and gas-central heating.**

- No Chain!
- Newly decorated & carpeted
- 3 bedrooms
- Heated conservatory
- Driveway and 2/3rd garage
- Part garage conversion
- Gas central heating
- UPVC double-glazing
- Modern bathroom with shower
- EPC Rating: C



£335,000

Wetherby Court,  
 Totton,  
 SOUTHAMPTON  
 SO40 8UU

>> Key Features

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- Heated conservatory
- Part garage conversion
- Gas central heating
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Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

Recently redecorated and largely re-carpeted, this fine 3 bedroom family semi, is being sold VACANT and with no chain.

The accommodation is generous, with 3 three comfortable bedrooms, a large lounge / diner and a heated UPVC conservatory.

The garage has been partitioned to provide an excellent home office space and a useable 2/3rd's garage. It could be returned to a full-size single garage if required.

The property offers immediate comfortable accommodation, but with plenty of scope for the lucky purchaser to make their own mark on it with future improvements.

Tenure: Freehold.

EPC rating: 'C'.



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Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £1,806.18 for year 2022 / 2023.

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 : 1.5miles (5mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.3 miles)
3. Turn left onto Hammonds Lane. (0.2 miles)
4. Turn right onto Water Lane. (0.4 miles)
5. Turn right onto Calmore Road. (0.2 miles)
6. Turn right onto Wetherby Gardens. (0.1 miles)
7. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

For further information or to arrange to view, please contact us on 023 8086 8578, quoting Property Reference: 1327.

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.



**Porchway**

Covered Porchway with Front door leading to:

**Entrance Hallway**

Wood laminate flooring. Doors to Lounge / Diner, Study and:

**Kitchen : 11.22' x 6.23' (3.42m x 1.90m)**

Wood-effect fitted kitchen with integral double oven, hob and extractor hood. Space for fridge / freezer and washing machine.

**Study : 7.94' x 6.59' (2.42m x 2.01m)**

Formed by partition from the garage. Variety of uses such as homework room, home office, etc.



**Lounge / Diner : 17.95' x 12.04' (5.47m x 3.67m)**

Maximum measurement. Comfortable-sized room with wood laminate flooring. Stairs to the first floor landing., UPVC double doors to:

**Conservatory : 9.38' x 8.76' (2.86m x 2.67m)**

UPVC double-glazed elevations, heated and with doors opening out on to the garden.



**Stairs / Landing**

With access to loft space. Doors to all rooms.

**Bedroom 1 : 11.29' x 10.86' (3.44m x 3.31m)**

Double-size bedroom with fitted wardrobes and bedside tables.

**Bedroom 2 : 11.94' x 8.76' (3.64m x 2.67m)**

Double-size bedroom with fitted wardrobes.

**Bedroom 3 : 8.89' x 8.10' (2.71m x 2.47m)**

Large single bedroom.

**Bathroom : 6.76' x 5.58' (2.06m x 1.70m)**

Modern white-coloured suite with mixer shower over bath.

**External**

Open-plan front garden and driveway leading to the garage. Side pedestrian gate gives access to the rear garden which is of a comfortable size and fully enclosed.

**Garage**

Approximately 2/3rds size of regular garage, with rear section partitioned to form the Study.



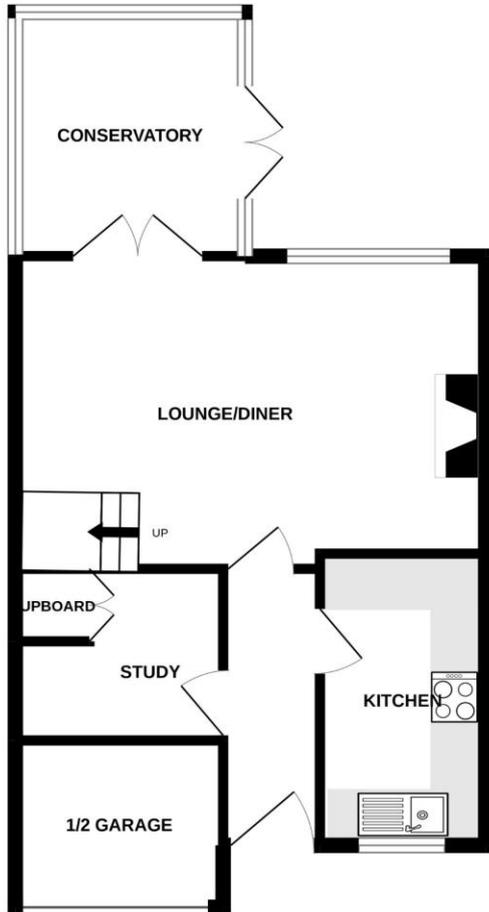
Certificate Number : 2016-3008-8203-0229-5204

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		

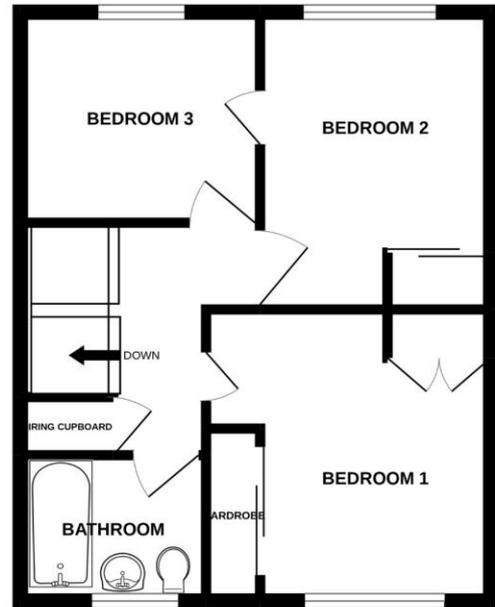
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2016-3008-8203-0229-5204>



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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