



FOR SALE

Ringwood Road, Totton

£210,000

A lovely 2-bedroom character cottage within a short walk of the town centre, offered with no forward chain.

- Character 2-bedroom cottage
- No forward chain
- 2 large bedrooms
- First floor bathroom
- EPC Rating: D
- Log-burning stove
- Gas central heating
- Double-glazing
- South-facing garden
- PROPERTY REF: 2099



£210,000

Ringwood Road,
 Totton,
 Hampshire
 SO40 8DX

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

The modest frontage of this period cottage belies the spacious, character accommodation on offer, with stripped wooden flooring, a 4-piece first floor bathroom suite, two very generous bedrooms, and a log-burning stove.

For everyday convenience, the property has fully double-glazed windows and gas-fired central heating, together with a modern fitted kitchen.

Outside, the rear garden extends to approximately 50ft, and has a rear service path for the easy access of bicycles, etc.

A fabulous cottage for the first-time buyer or young family, being offered with no forward chain.

>> Key Features

- Character 2-bedroom cottage
- No forward chain
- 2 large bedrooms
- First floor bathroom
- Log-burning stove
- Gas central heating
- Double-glazing
- South-facing garden
- EPC Rating: D
- PROPERTY REF: 2099



£210,000

Agents notes: The property is currently rented and being sold with vacant possession available after 01 December 2021. It is likely, however, that vacant possession will be offered shortly after 30 August 2021, allowing for a late summer move.

Tenure: Freehold.

EPC rating: 'D'.

Local authority: New Forest District Council. Council tax band: 'B', £1,528.97 for year 2021/2022.

Locality: 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.

Viewing: For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting Property Reference 2099.

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late on Wednesday until 6.30pm. Saturday, our office is open 9.15am - 12.00pm and 1.00pm - 5.00pm for viewings only.

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,



£210,000

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.



Dining Room

13.1x 10.3ft (4.0m x 3.1m)

The flexible living accommodation extends to how each of the two reception rooms are used. At present the Dining Room is at the front of the property and is accessed by a wooden stable-style front door. Wooden flooring. Through to:

Lounge

13.1x 14.9ft (4.0m x 4.5m)

Bright and spacious lounge, with attractive wooden flooring and centring around a log-burning stove in brick-built fireplace. Understairs storage cupboard. Door to:

Kitchen

7.7x 10.4ft (2.3m x 3.1m)

Modern fitted kitchen with sufficient white gloss eye and base-level storage cupboards, with a gloss worksurface. Slot-in electric cooker to remain. Cupboard housing gas-fired boiler. UPVC double glazed door to the rear garden.

Stairs / Landing

0.0x 0.0ft (0.0m x 0.0m)

With access to both bedrooms.





Bedroom 2

13.5x 10.5ft (4.1m x 3.2m)

Lovely front-facing double bedroom, with attractive wooden flooring. Attractive period feature fireplace.

Bedroom 1

13.2x 12.3ft (4.0m x 3.7m)

A beautiful and spacious master bedroom, again with real wooden flooring. Bright room with views over the rear garden. Built-in wardrobe. Door to:

Bathroom

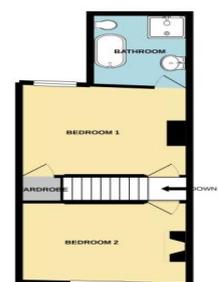
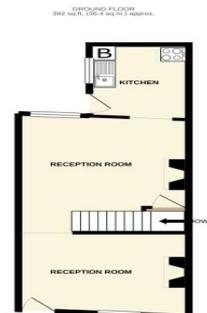
7.9x 10.8ft (2.4m x 3.3m)

An indulgent 4 piece bathroom centring around a freestanding bath, a separate shower cubicle, wash basin and WC. Real wooden flooring.

Garden

0.0x 0.0ft (0.0m x 0.0m)

The rear garden extends to approximately 50ft and comprises artificial turf and a decking area. A gate provides access to the rear pedestrian service path (accessed between 107 - 109 Ringwood Road), allowing direct access to the gardend for bicycles, etc. The garden faces roughly South and enjoys a high degree of privacy.



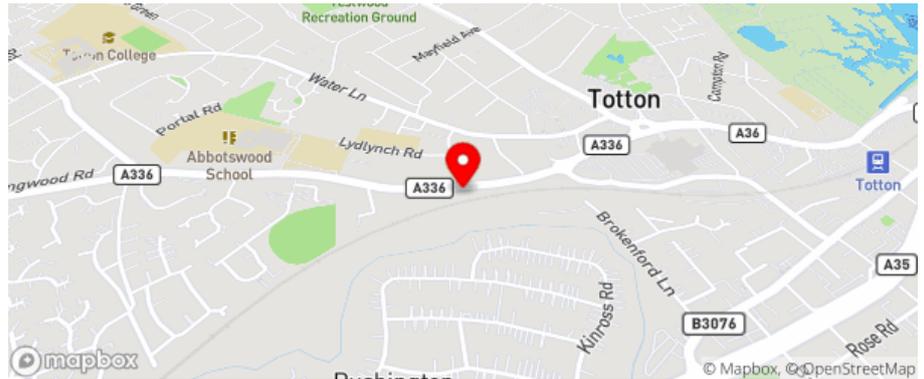
xft (m x m)



Directions

Starting from SO40 3SG. Total : 0.5 miles (3mins)

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. (0.1 miles)
5. Your destination is on the left. (0.00 miles)



Certificate Number : 8704-3245-8829-5226-0413

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8704-3245-8829-5226-0413>

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.