



Osborne Road

Totton, Southampton SO40 9DN

**2 Bedrooms
No chain**

**£185,000
Freehold**





Description

- Virtual online viewing available
- Terraced cottage
- Gas central heating
- Scope for improvement
- EPC Rating: E
- Vacant- no chain!
- 2 bedrooms
- Long rear garden
- Gas & electrical check completed

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

A 2-bedroom terraced cottage, conveniently located for most everyday amenities.

Both bedrooms are of a good size, the bathroom has been mostly refitted and the property has gas central heating. The property has recently passed and Electrical Condition Inspection Report (EICR) and a Gas safety check is in place.

A fabulous project for a first time buyer to put their stamp on, or indeed an excellent buy-to-let for the Landlord investor.

Offered with immediate vacant possession.

Tenure: Freehold.

EPC rating: 'E'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) £1,354.63 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 : Total : 0.9 miles (4mins)

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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn right onto Rumbridge Street/B3076. (0.07 miles)
7. Turn right. (0.03 miles)
8. Your destination is on the left. (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.

When is stamp duty paid?

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

How much stamp duty will I have to pay when buying a residential property?

Brackets	Rate
Up to £250,000	0%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

How to calculate the new stamp duty rate

Example:

Property purchase price: £850,000.

There is no stamp duty Tax applied to the first £250,000

5% above £250,000

That equates to an overall rate of 3.5% of the sale price, or £30,000.

The rates are different for first-time buyers

First-time buyers will not pay any stamp duty on the first £425,000 (up from £300,000 following the mini-Budget) and the value of any property on which they can claim this relief has risen to £625,000 from £500,000.

Buy-to-let and second homes stamp duty

From April 2016, buy-to-let and second home buyers in England and Wales will have to pay an additional 3% on each stamp duty band. To discuss which London or UK areas will provide the highest returns on investments, please speak to one of our London or regional property experts who can offer advice on where and when to invest.

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 : 10.86' x 10.89' (3.31m x 3.32m)

Front door leads to the Living Room which centres around a feature wood stove. Through to:

Kitchen : 9.94' x 11.02' (3.03m x 3.36m)

With a range of storage cupboards and work-surface space. Cooker to remain. Door to:

Utility Room : 6' x 6' (1.83m x 1.83m)

Roll-edge worksurface. Wall-mounted gas-fired boiler. Door to the rear garden. Door to:

Bathroom : 6.89' x 6.07' (2.10m x 1.85m)

Some work to be done to finish, but comprises modern white suite of bath, wash-basin and WC. Mixer shower over the bath.

Bedroom 1 : 10.86' x 10.86' (3.31m x 3.31m)

Good-size front-facing bedroom, with built-in wardrobe.

Bedroom 2 : 9.91' x 8.17' (3.02m x 2.49m)

Good-size rear-facing bedroom.

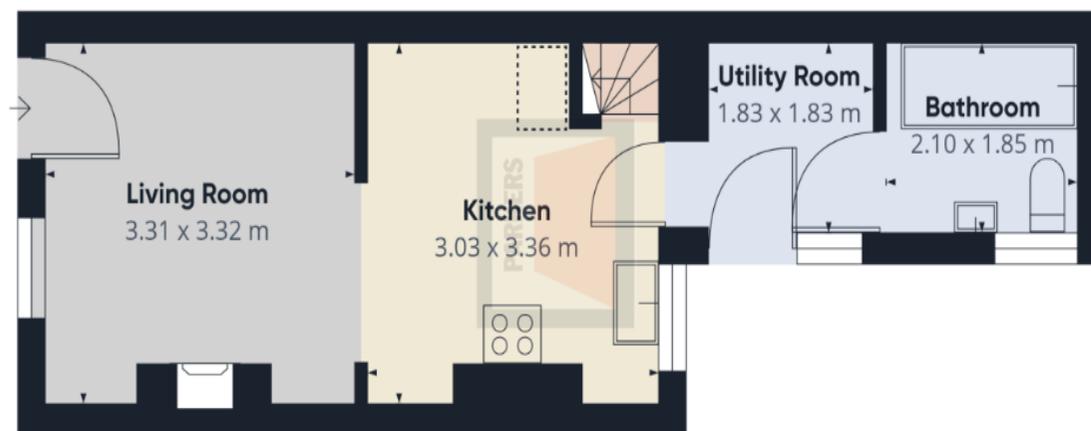
Garden

Rear garden comprises areas of hardstanding, and lawn. 2 x storage sheds. Rear pedestrian access path.

Parking

On-road parking to the front.





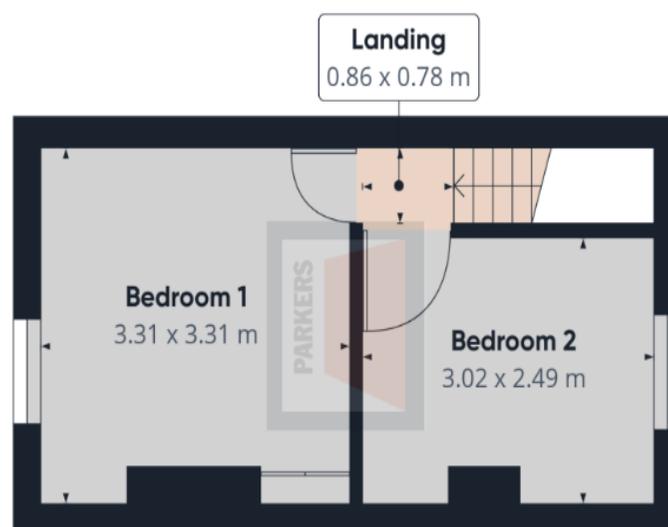
Floor 0

Approximate total area⁽¹⁾

47.14 m²

Reduced headroom

0.41 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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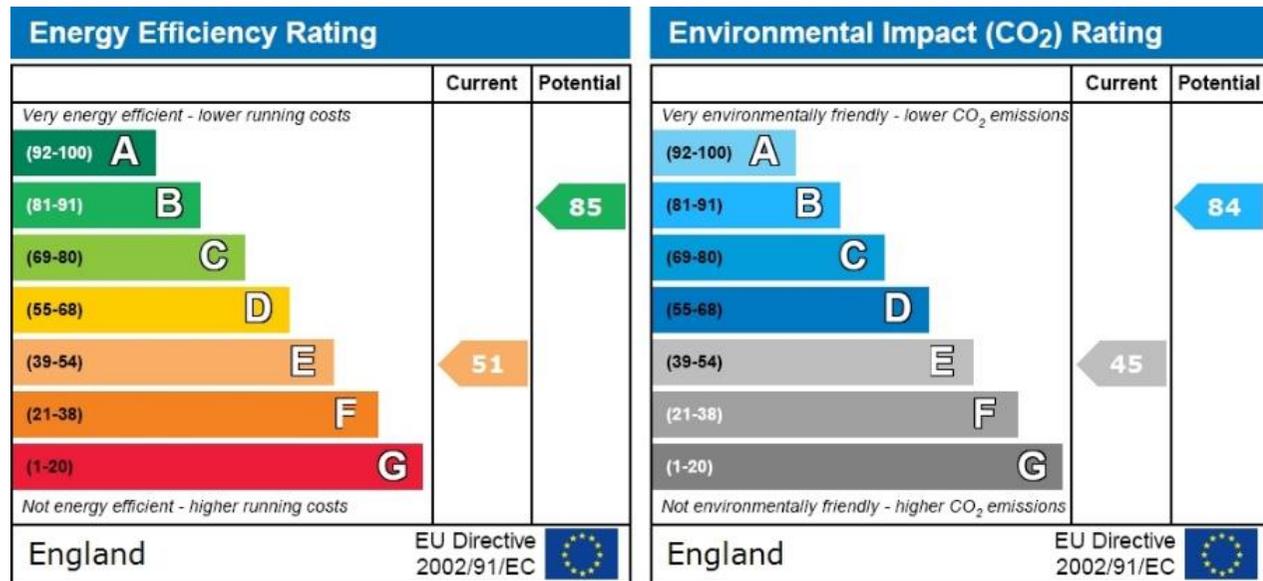
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