



Brokenford Lane

Totton, Southampton, SO40 9DW

**3 Bedrooms
Large garden &
Sun Room**

**£310,000
Freehold**





6 Brokenford Lane, Totton, Southampton, SO40 9DW

Description

- No Chain
- Lounge & Dining room
- Large conservatory
- UPVC double glazing
- Driveway
- EPC Rating: C
- 3 bedrooms
- Bathroom with shower
- Gas central heating
- Edge-of-town location
- Generous Garden

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

This fabulous family house has benefitted from extensive replastering and a top-to-bottom redecoration. The accommodation is spacious, with 3 bedrooms, 2 receptions, plus a kitchen opening up on to a large Sun Room.

Outside, there is a good-size enclosed rear garden and private driveway to the front.

A perfect blank canvass, with potential for further improvement. Offered empty and with no chain.

Tenure: Freehold.

EPC rating: 'C'.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,663.58 for year 2023 / 2024.

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 : 1.1 miles (6mins)

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. (0.2 miles)
7. Turn right onto Brokenford Lane. (0.1 miles)
8. 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.

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:

Entrance

Living Room : (4.02 x 3.88m)

Attractive bay-fronted room.

Dining Room : (3.34m x 3.88m)

Understairs storage cupboard.

Kitchen : (3.56m x 2.05m)

With a range of storage cupboards and ample work surface. Integral electric oven, gas hob and extractor hood.

Sunroom : (6.06 x 4.32) max measurements

L-shaped. Max measurements. Of UPVC construction with polycarbonate roofing. Gas-fired boiler. Door the rear garden.

Bedroom 1 : (3.35m x 3.87m)

Front-facing bedroom.

Bedroom 2 : 3.55m x 2.10m)

Bedroom 3 : (1.90m x 2.45m)

Bathroom : 1.34m x 2.85m)

Garden And Parking.

Enclosed rear garden of a generous size. Access to the driveway to the side of the property.

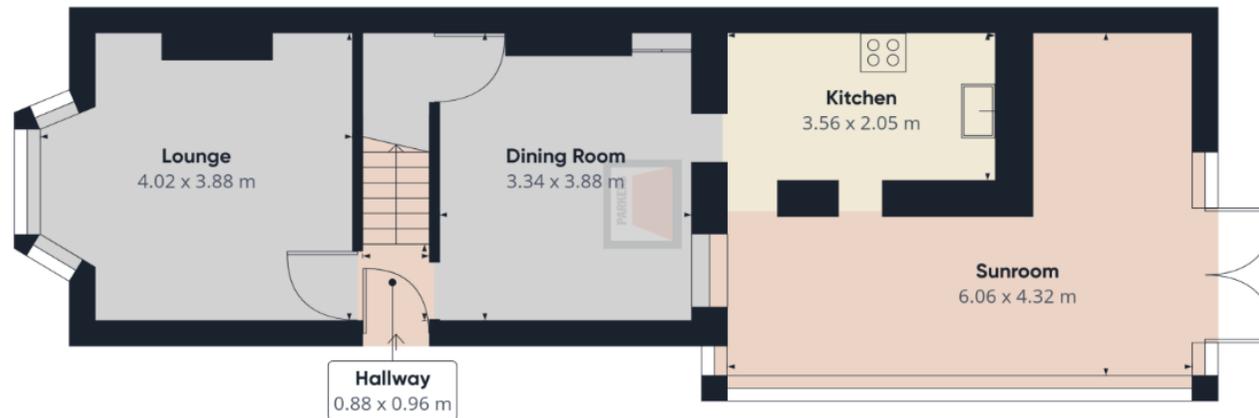


Certificate Number : 0330-2391-1180-2492-5921

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

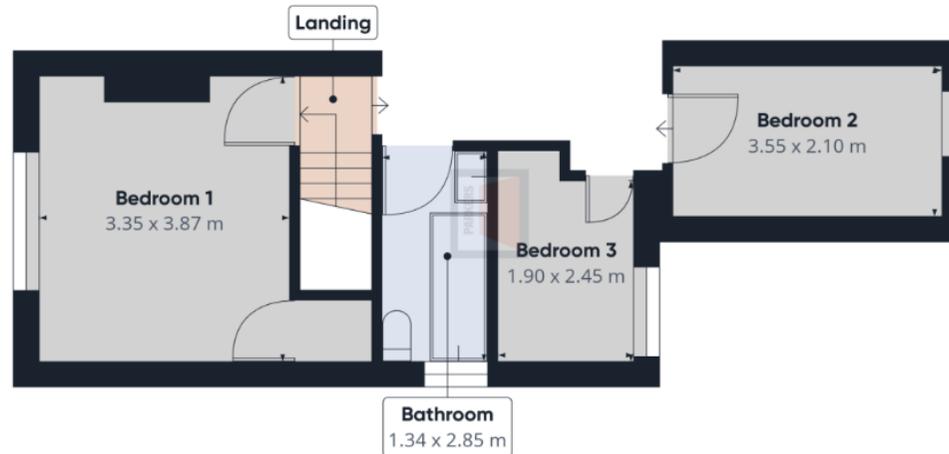
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0330-2391-1180-2492-5921>





Floor 0

Approximate total area⁽¹⁾
89.36 m²



Floor 1

(1) Excluding balconies and terraces

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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