



Evergreen Close

Marchwood, Southampton Marchwood

**2 Bedrooms
Modern Kitchen and Bathroom**

£249,950 Freehold





51 Evergreen Close, Marchwood, Southampton, SO40 4XU

Description

- | | |
|--------------------------|-------------------------------|
| ■ Buy to let or No Chain | ■ Modern accommodation |
| ■ Carport and parking | ■ 2 bedrooms |
| ■ Modern kitchen | ■ Modern bathroom with shower |
| ■ Gas Central Heating | ■ UPVC double glazing |
| ■ Sunny garden | ■ PROPERTY REFERENCE: 436 |

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

A modern 2-bedroom terraced house with carport and parking. The kitchen and bathroom are both modern and the property has full UPVC double glazing and gas central heating. pleasant residential area with good access to shops and most other everyday amenities.

The property is located in a pleasant residential location, with good access to most everyday amenities.

Agents notes: The property is currently rented and being sold with vacant possession available after 11 April 2025.

Tenure: Freehold.

EPC rating: Formerly 'C'. Currently being reassessed.

Council Tax: Band 'B'. New Forest District Council (Marchwood Area) 1,739.18 for year 2024 /2025.

Locality: Marchwood

Lying West of Southampton, about 7 miles by road, on the western shore of Southampton Water, the parish of Marchwood has grown to a population in excess of 6000 residents, no doubt partly due to the good schooling, recreational facilities and everyday amenities. Marchwood has an Infant and Junior School, with secondary schools located both at Dibden Purlieu and Totton. Lepe Country Park and the pebble beach at Calshot are both within a short drive

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.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 4.1 miles (12mins)

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 left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter the roundabout and take the 1st exit onto Marchwood Bypass/A326. (0.5 miles)
12. Turn left onto Jacob's Gutter Lane. (1.6 miles)
13. Enter the roundabout and take the 2nd exit onto Main Road. (0.5 miles)
14. Turn left onto Wood Glade Close. (0.03 miles)
15. Turn left onto Evergreen Close. (0.05 miles)
16. Your destination is on the right. (0.00 miles)

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 will be several changes coming 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:

Entrance Vestibule

With wood laminate flooring.

Living/Dining Room : 13.48' x 11.91' (4.11m x 3.63m)

Wood laminate flooring. Stairs to first floor.

Kitchen : 11.91' x 8.56' (3.63m x 2.61m)

Modern fitted kitchen with cooker, fridge and freezer to remain.

Stairs / First Floor Landing

With doors to both bedrooms and bathroom.

Bedroom 1 : 11.91' x 8.14' (3.63m x 2.48m)

Light and airy double bedroom with two windows making the most of the sunny aspect. Television aerial cable.

Bedroom 2 : 11.91' x 6.50' (3.63m x 1.98m)

Maximum measurement. Front-facing bedroom with television aerial cable and wall bracket. Built-in airing cupboard

Bathroom

Modern, white-coloured suite with electric shower over the bath.

External

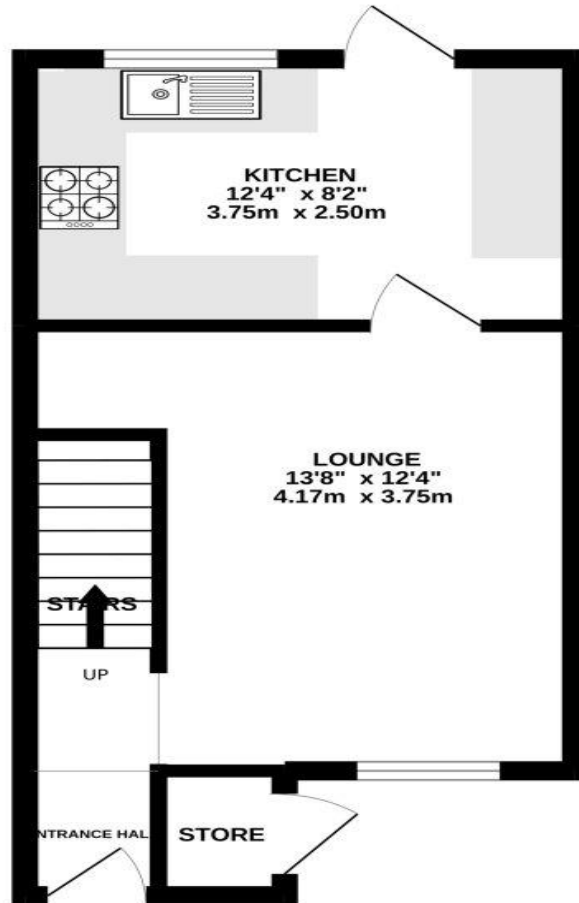
Open-plan front garden. Enclosed rear garden, laid mainly to gravel with patio to the fore. There is a timber shed with power and light laid on. Rear pedestrian access.

Parking

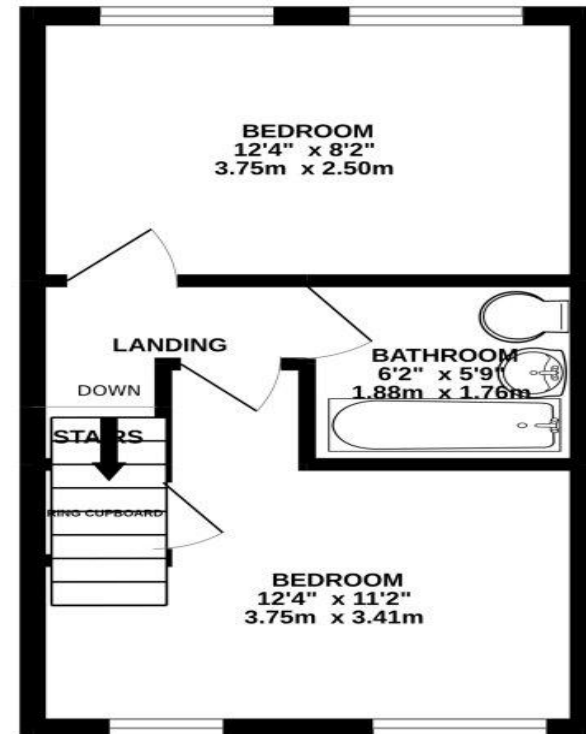
Private carport for one car with parking space in front for a further car, and one further space opposite. Note: The carport is in the block to the left of the property (looking towards the front of the house), being the second carport from the left-hand end.



GROUND FLOOR



1ST FLOOR



The logo for Parkers Lettings is a square with a dark blue border. Inside, the word "PARKERS" is written vertically in white capital letters on the left. To the right of the text is a large orange trapezoid that tapers from left to right.

PARKERS

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