



**Hammonds Green**

**4 Bedroom**

**£530,000**

Totton, Hampshire, SO40 3HT





## Hammonds Green, Totton, Hampshire, SO40 3HT

### Description

- Non-estate family house
- 2 Receptions, Cloakroom & Utility
- Large, remodelled Kitchen / diner
- Garage & ample parking
- EPC Rating: C
- 4 Bedrooms, 3 with wardrobes
- 2 Bathrooms
- Log burner
- No Chain or Landlord Investment
- PROPERTY REF: 2311

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

A substantial and much improved 4-bedroom detached family house, modern in build and in a non-estate location. The accommodation is very well-presented with a large, refitted kitchen / breakfast room as the hub of the home, plus a bay-fronted lounge, complete with log-burner. A further reception forms a spacious dining room or home office. Upstairs, all four bedrooms are generous, three of which have a built-in wardrobe and the master bedroom featuring a refitted en-suite.

Outside, the garden offers a good degree of privacy and is manageable for the busy family. The front driveway provides parking for several vehicles.

In all, a fabulous family house, with all amenities close to hand. Rarely available in the current market and one not to miss.

**Agents notes:** The property is currently rented and being sold with vacant possession on expiry of the required statutory notice. For Landlord investors, details of the current tenancy are available on application to this office.

**Tenure:** Freehold.

**EPC rating:** 'C'.

**Council Tax:** Band 'E'. New Forest District Council (Totton & Eling Area) £2,740.89 for year 2024 / 2025.

### 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.

**For further information or to view:** Please contact sole agents, Parkers Lettings and Landl on 023 8086 8578, quoting property reference 2311.



**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Total : 1.1 miles (4mins)

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. (0.2 miles)
5. Turn right onto Hammonds Green. (0.2 miles)
6. Your destination is on the right. (0.00 miles)

**Hours of business:** We're open for business Monday, Thursday and Friday 09.15am - 5.00pm, Tuesday 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?**

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%

**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 Hallway : 6.46' x 13.16' (1.97m x 4.01m)

Wooden flooring. Stairs to the first floor landing. Doors to the Dining room, Kitchen and:

### Lounge : 11.29' x 15.09' (3.44m x 4.60m)

Attractive bay-front room centring around a log-burning stove.

### Dining Room : 7.87' x 15.72' (2.40m x 4.79m)

Comfortable size dining room. Would also form a spacious home office.

### Kitchen / Breakfast Room : 27.85' x 10.53' (8.49m x 3.21m)

Re-modelled and refitted Kitchen / Breakfast room, with wooden flooring and double doors opening on to the rear garden. Fitted with an extensive range of white gloss storage cupboards, and a dark work-surface. Integral oven, combination micro / steamer, warming drawer, gas hob, 2 x slimline dishwashers and a fridge / freezer. Door leads to:

### Utility Room : 6.89' x 5.84' (2.10m x 1.78m)

Further storage and work-surface. Recently-refitted gas-fired boiler. Plumbing for washing machine and space for a tumble-dryer. Door to the rear garden, garage and:

### Cloakroom : 3.15' x 4.23' (0.96m x 1.29m)

Modern refitted suite of WC and wash-basin.

## Stairs / First Floor Landing

With doors to the Bedrooms and Bathroom.

### Bedroom 1 : 11.29' x 12.73' (3.44m x 3.88m)

Comfortable front-facing bedroom with built-in wardrobe. Door to:

### En-suite : 6.59' x 5.05' (2.01m x 1.54m)

Modern refitted white suite of shower cubicle, wash-basin and WC.

### Bedroom 2 : 11.25' x 7.74' (3.43m x 2.36m)

Double bedroom with built-in wardrobe.

### Bedroom 3 : 8.04' x 11.91' (2.45m x 3.63m)

Double bedroom with built-in wardrobe.

### Bedroom 4 : 7.91' x 11.12' (2.41m x 3.39m)

Good size single bedroom.

### Bathroom : 6.73' x 7.74' (2.05m x 2.36m)

Suite of bath, wash-basin and WC. Shower over the bath.

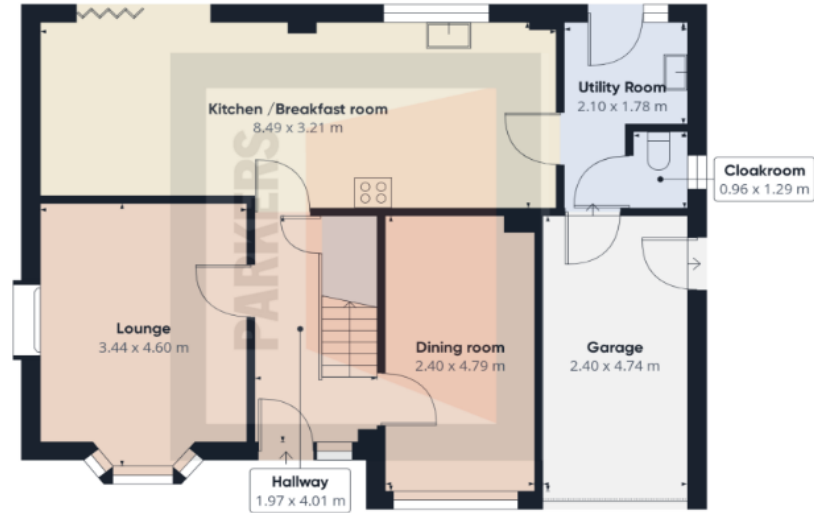
## Garden

Front and rear and of a manageable size. The rear being principally laid to lawn with flower and shrub beds. The front comprises a driveway and parking for several vehicles with gravel beds to the front and side. Access to:

### Garage : 7.87' x 15.55' (2.40m x 4.74m)

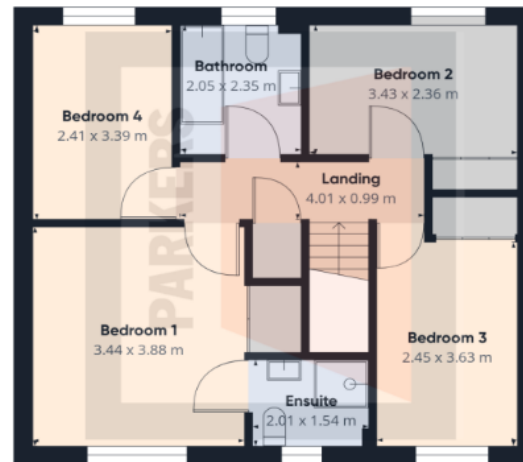
Slightly smaller than single (due to reconfiguring of the accommodation). Ideal for storage. Powered up and over door. Side pedestrian door.

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Floor 0

Approximate total area<sup>(1)</sup>  
136.35 m<sup>2</sup>



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.

GIRAFFE 360



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