



Roseleigh Drive, Ashurst Bridge, SO40
Southampton

£285,000

Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

We are delighted to present this well maintained two-bedroom terraced home, ideally suited to first time buyers. The property benefits from a modern fitted kitchen, refitted bathroom, conservatory and allocated off-road parking. Situated in a convenient Totton location close to transport links, shops and amenities. An excellent opportunity to step onto the property ladder in a move-in ready home.

- Ideal First Time Buyer Home
- Well Presented Two Bedroom Terraced House
- Modern Kitchen With Breakfast Bar
- Conservatory Providing Additional Living Space
- Stylish Refitted Bathroom Suite
- Newly Fitted Carpets To Bedrooms
- Allocated Off-Road Parking
- Private Low Maintenance Rear Garden
- Convenient Transport Links Nearby
- Popular Totton Location Close To Amenities

Agent Note: The property is subject to an estate charge of approximately £50 per month.

Constructed of brick under a tiled roof, the home benefits from mains water, mains electricity, gas central heating, double glazed windows throughout, and falls within Council Tax Band C, making it an ideal and affordable step onto the property ladder.

Location Information - Totton is a thriving and well-connected town on the edge of the New Forest, offering a range of shops, schools, cafes and leisure facilities. With excellent transport links into Southampton, easy access to the M27, and nearby countryside walks, Totton remains a highly popular choice for buyers looking for both convenience and lifestyle.

Tenure: Freehold Council Tax Band: C





Approach

The property is open to the front with a neat gravelled frontage and pathway leading to the front entrance. Upon entering, you are greeted by a hallway with stairs rising to the first floor and attractive Karndean-style laminate flooring flowing through the ground floor accommodation.

Lounge

The lounge is positioned to the front of the property and offers a comfortable and inviting space. Featuring a front-facing window, radiator, and useful recess beneath the staircase, this room provides a cosy yet practical living area.

Kitchen

To the rear, the modern fitted kitchen is well arranged with a range of matching units and work surfaces, offering ample storage and preparation space. There is plumbing and space for appliances including a washing machine, cooker and dishwasher, as well as room for a fridge/freezer. A particularly appealing feature is the breakfast bar area, providing additional worktop space and a casual dining spot. An ideal spot for morning coffee or quick meals.

A door leads directly into the conservatory, extending the living space further.

Conservatory

The conservatory is a great addition, with a brick base, double glazed windows and power, lighting and a radiator, making it a versatile room that can be enjoyed year-round. Whether used as a dining area, home office, playroom or relaxing garden room, it adds valuable extra space.

First Floor

The first floor landing provides access to the loft, which benefits from a ladder, lighting and part boarding for storage.

Bedroom One

The main bedroom is a generous double room positioned to the front, complete with newly fitted carpets, radiator, and a built-in double wardrobe, offering excellent storage.

Bedroom Two

The second bedroom overlooks the rear garden and is also freshly carpeted, making it ideal as a guest room, nursery or home office.

Bathroom

The modern refitted bathroom suite is finished with tiled walls and includes an enclosed bath, wash basin, low level WC, heated towel rail, and an obscure rear window providing natural light and privacy.

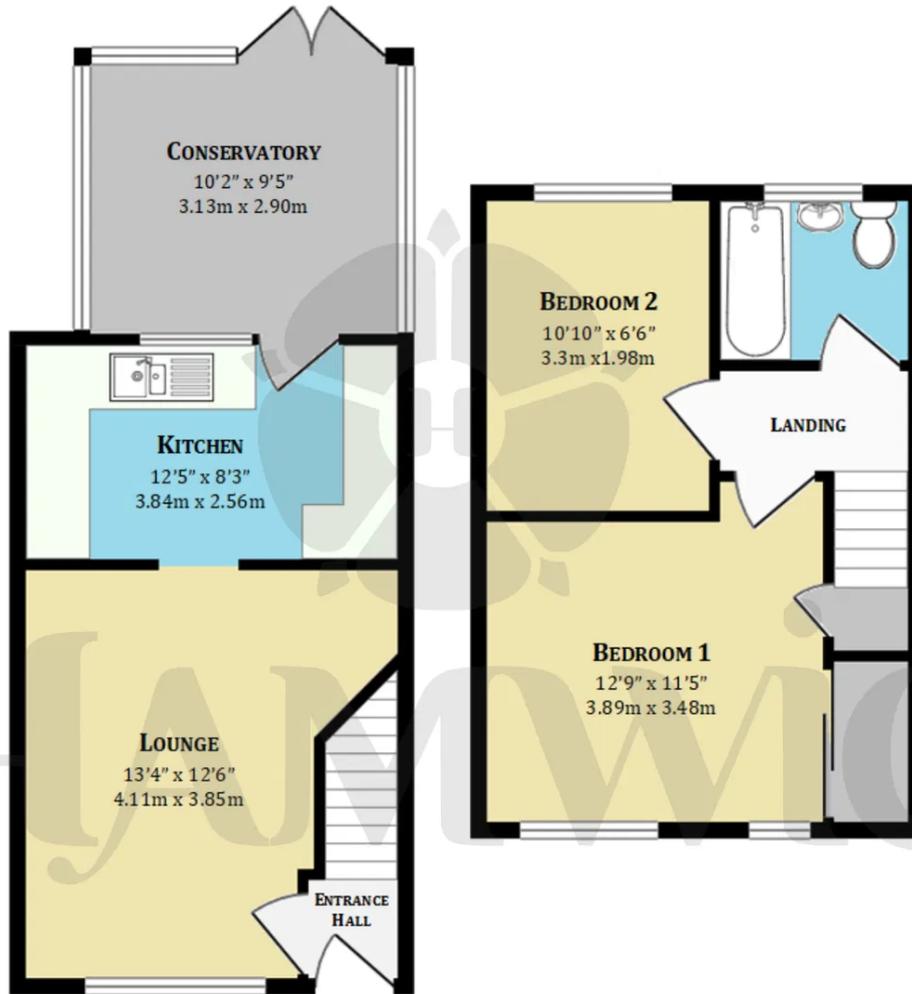
Rear Garden

Outside, the rear garden offers a paved patio area directly from the conservatory, perfect for outdoor seating, with the remainder laid to lawn. A timber shed sits in the rear corner for storage, and there is a pedestrian rear access gate, outside tap, and timber fencing enclosing the space. Ideal for first time buyers seeking a manageable and private outdoor area.

Parking & Location

The property further benefits from allocated off-road parking and is superbly positioned close to Totton's local amenities, major road links, bus routes and nearby train stations, making it an





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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