



SPENCERS  
LETTINGS

44 The Drive  
Southampton

£1,450 PCM

A recently redecorated and well-presented three-bedroom property, located in the popular area of Totton. The home offers spacious accommodation, the benefit of a garage, and a low-maintenance garden. To rent this property, applicants will need a household income of at least £43,500. The total deposit required is £1,673.00, with a holding deposit of £334.00.



- Newly Decorated • Council Tax Band B • New Carpets Throughout • Single Garage • Low Maintenance Garden • Gas Central Heating

A well-presented three-bedroom home located in the popular residential area of Totton, offering comfortable living space and recently refreshed throughout with new decoration and brand-new carpets.

The property is arranged over two floors and offers well-balanced accommodation. On the ground floor there is a welcoming entrance hallway leading through to a spacious lounge at the front of the property. To the rear is a bright and modern kitchen-diner providing an excellent space for both cooking and dining, with access to the garden. There is also a useful storage area on the ground floor.

Upstairs, the property offers three bedrooms, including a main bedroom with built-in wardrobes, a second good-sized double bedroom, and a third bedroom which would work well as a nursery, or home office. The family bathroom is also located on this floor.

Externally, the property benefits from a low-maintenance rear garden, ideal for those looking for easy outdoor upkeep. The property also comes with the use of a single garage, providing additional storage or parking.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

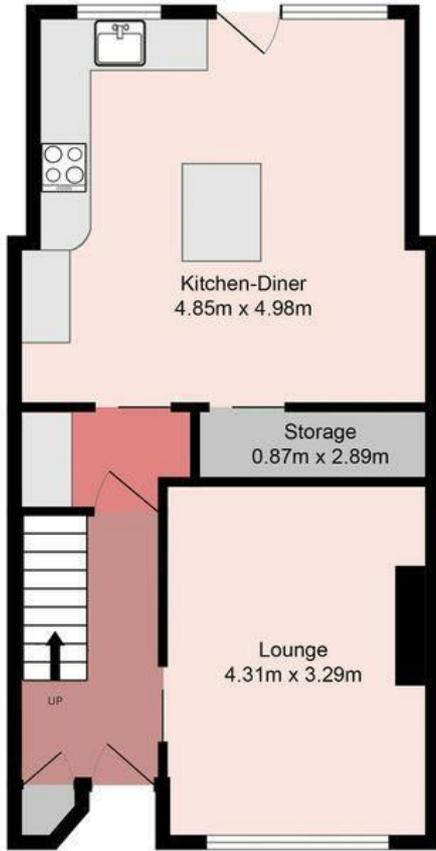
Council Tax Band: B

Furnishing Type: Unfurnished

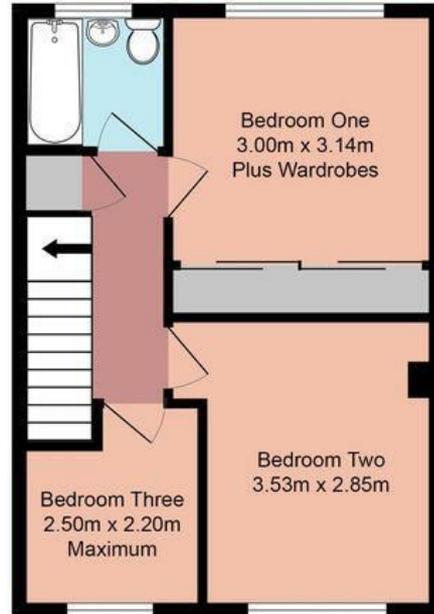
Security Deposit: £1,673

Available From: 17th March 2026

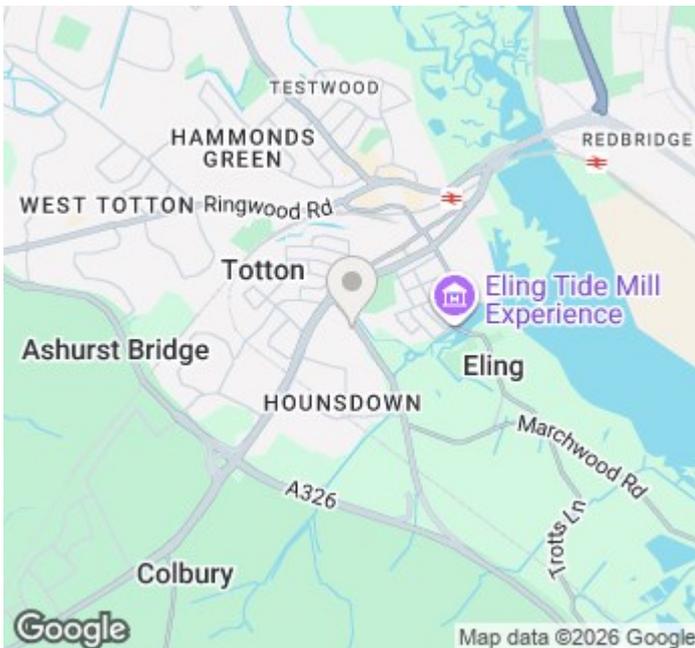




Ground Floor



1st Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

Please contact us on the below:

Lymington 01794 331433

Highcliffe 01425 205000

Romsey 01794 331433

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