



Enfields Eastleigh  
1E Leigh Road,  
Eastleigh, Southampton,  
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Dale Road, Southampton, S016 6QJ

Guide Price £225,000

3 1 2



**Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000**

**This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

A three bedroom detached family home available to investors only. This property is being sold with tenants in situ. The property offers three generous sized bedrooms and a family bathroom to the first floor. The ground floor comprises of living room, dining room, kitchen, W/c and a 'Lean to' overlooking the very private rear garden. Further benefits include gas central heating, double glazing, driveway parking and walking distance to Southampton General Hospital.

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

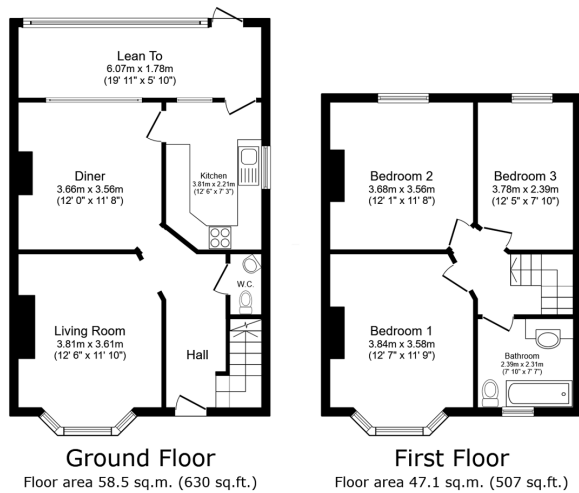
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

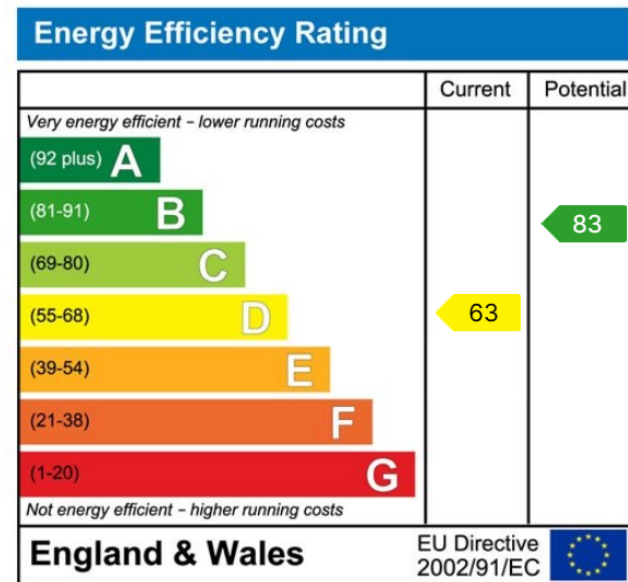




TOTAL: 105.6 sq.m. (1,137 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

- Investors Only: For Sale With Tenants In Situ
- Sold Via 'Secure Sale'
- Three Bedrooms
- Current Rental Return of £995PCM
- Large Secluded Rear Garden
- Immediate 'Exchange Of Contracts' Available
- Detached House
- Two Reception Rooms
- Walking Distance to Southampton General Hospital
- Driveway Parking



[www.enfields-southampton.co.uk](http://www.enfields-southampton.co.uk)



It is Enfields policy to respect any sole agency currently in force and we would not be able to commence marketing until this has expired or been terminated. If you fail to terminate any previous agreement you could be liable for two sets of fees. Enfields Eastleigh is a trading name of YTF LTD Registered office: 345 Shirley Road, Southampton, Hampshire, England, SO15 3JD. Company Registration No: 10459987. VAT Registration No: 281 2975 81.

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