

Lot 136

35 Walnut Avenue, Southampton,  
Hampshire, SO18 2HT

By order of a major  
housing association



All enquiries Ref: Thomas Mason



- Freehold two floor semi detached house requiring updating/refurbishment
- Full vacant possession

#### Location:

The property is situated on Walnut Avenue which is located off Wide Lane. Public transport links are well provided with Swaythling Railway Station located nearby together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities, bars and restaurants can be found locally within Southampton. Recreational pursuits local to the property include Octavia Road Playground and Mansbridge Open Space.

#### Accommodation:

First floor: Two bedrooms, bathroom/WC

Ground floor: Reception room, kitchen/diner, sun room, cloakroom/WC

Outside: Front and rear gardens

EPC rating: C

Council Tax Band: B

#### To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

