



Connells

Pennine Road
Southampton



Property Description

Connells are delighted to market this three-bedroom semi detached house, with driveway/garage parking, double-glazed windows and gas central heating, ensuring efficiency and warmth throughout the home.

Inside is home to a spacious living room, a well-sized kitchen that leads into the handy garage, or a dining room that has been extended onto the property. The garage is also home to a convenient W/C, as well as the bathroom upstairs that features a three-piece suite with a bathtub, hand washing basin, and toilet. Each bedroom is generously sized for comfort and privacy with two out of three having built-in storage allowing you to maintain a clean, and clutter-free look. There is also multiple storage cupboards dotted around the property for your overall convenience. A viewing is highly recommended to appreciate this property on Pennine Road.

Ideal for those seeking a well-connected home, that is conveniently located near amenities like fast-food chains, parks, stores, doctor's surgery, shopping high streets, recreational grounds, schools for all ages and Southampton General Hospital, it promises a convenient lifestyle. Travel links are easy and quick whether by public transport or by car, this is the perfect location for commuters.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change

Porch

Hallway

Living Room

10' 3" x 14' (3.12m x 4.27m)

Dining Room

10' 7" x 10' 2" (3.23m x 3.10m)

Open Plan with Extension

Extension

11' 9" x 9' 7" (3.58m x 2.92m)

Open Plan with Dining Room

Kitchen

13' 6" x 11' 3" MAX (4.11m x 3.43m MAX)

Storage Cupboard

Garage

20' 5" x 9' 3" (6.22m x 2.82m)

With W/C Inside

W/C

Stairs Leading To First Floor

Landing

Bathroom

5' 7" x 7' (1.70m x 2.13m)

Three-Piece with Bath, Toilet & Hand-Washing Basin

Bedroom 1

13' 7" x 8' 6" (4.14m x 2.59m)

With Built-In Storage

Bedroom 2

10' 4" x 11' 1" (3.15m x 3.38m)

With Built-In Storage

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.24m)









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312146



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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