



Connells

Passfield Avenue
Eastleigh



Property Description

Welcome to your charming new abode nestled in the heart of Eastleigh!

This delightful three-bedroom mid-terraced house boasts ample living space and convenience at every turn.

As you step inside, you're greeted by a bright and airy lounge diner, perfect for cozy evenings or entertaining guests.

The fitted kitchen, offers both functionality and style.

Upstairs, three generously sized bedrooms await, providing comfort and relaxation for the whole family.

A modern shower room adds a touch of luxury to your daily routine.

Outside, the rear garden is a peaceful retreat, featuring a combination of decking and stones for easy maintenance, along with a convenient shed and side access.

With a spacious driveway offering off-road parking for multiple cars and the convenience of being close to Eastleigh town centre, this home is as practical as it is inviting. Sold with no chain, seize the opportunity to make this lovely family home yours today!

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 £300 inc VAT towards the preparation cost of the pack.

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.

Entrance Hall

Radiator. Fuse box

Lounge Diner

20' 4" x 9' 8" (6.20m x 2.95m)

Double glazed window to front aspect. French doors to rear aspect. Door leading to kitchen.

Kitchen

13' 3" x 5' 3" (4.04m x 1.60m)

Double glazed window to rear aspect. Under stairs cupboard. Fitted kitchen with wall and base units. Space for fridge freezer. Space for washing machine. Extractor fan.

Bedroom 1

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to front aspect.

Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m)

Double glazed window to rear aspect. Radiator. Loft access.

Bedroom 3

9' 4" x 6' 6" (2.84m x 1.98m)

Double glazed window to front aspect. Built in wardrobe.

Bathroom

Double glazed window to rear aspect. WC. Wash hand basin. Shower cubicle. Heated towel rail.

Loft

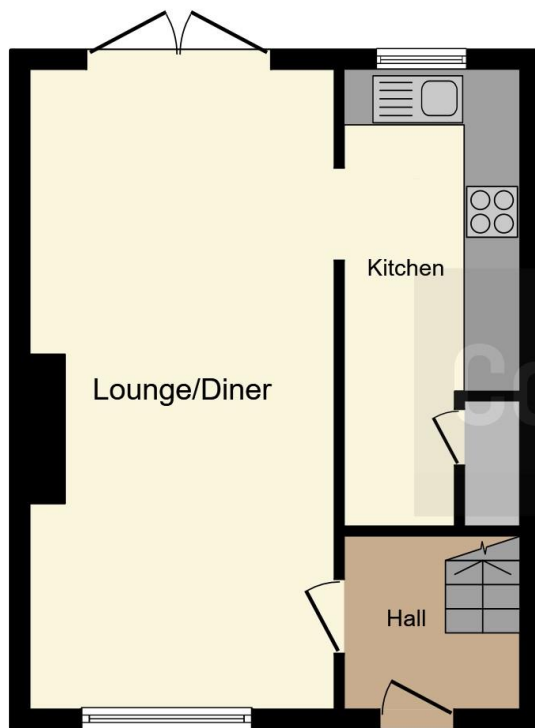
Partially boarded

Outside

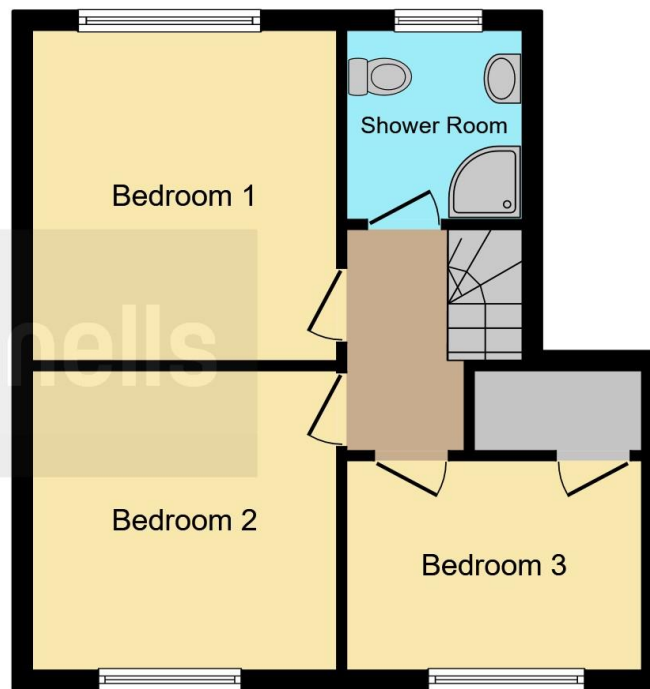
To the front a driveway for 3/4 cars. Lawn area.

To the rear. Garden with decking and stepping stones. Shed. Side access. Flower beds. Water tap.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: C

view this property online connells.co.uk/Property/EGH308371

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH308371 - 0004