



**Connells**

Penfords Paddock  
Bishops Waltham Southampton



### Property Description

This spacious three-bedroom semi-detached home in the charming village of Bishops Waltham offers a wonderful opportunity for families seeking both comfort and potential.

As you arrive, you're greeted by a generous front garden and driveway, providing convenient off-road parking.

Inside, the home boasts a cosy lounge with a log burner, perfect for those chilly evenings, a separate dining room ideal for family meals, and a well-appointed kitchen with ample storage and integral appliances.

The kitchen opens to a versatile conservatory/outbuilding, utility area, and a convenient downstairs cloakroom.

Upstairs, you'll find three spacious bedrooms, each filled with natural light, and a newly fitted bathroom.

The large rear garden, while in need of some TLC, features an expansive sunroom with the exciting potential for conversion into an annex, adding even more value to this already appealing property.

While the home requires some modernisation, its huge potential shines through, making it an excellent canvas for creating your dream family home.

Located in the desirable Bishops Waltham village, you'll enjoy the benefits of quaint shops, delightful eateries, and beautiful rural walking areas right on your doorstep.

This property is being sold via modern auction with no onward chain, offering a fantastic opportunity to secure a home in this sought-after area.

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.

### 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).

## Entrance Hall

Door to front aspect.

## Lounge

17' 3" max x 12' 2" max (5.26m max x 3.71m max)

Double glazed window to front and rear aspect. Wood burner. Radiator. TV & Telephone port.

## Dining Room

10' 9" max x 9' 7" max (3.28m max x 2.92m max)

Double glazed window to front aspect. Radiator.

## Kitchen

14' 1" x 7' 1" (4.29m x 2.16m)

Double glazed window to rear aspect. Fitted kitchen with wall and base units. Fitted gas hob, electric oven and separate grill. Integral dishwasher. Integral fridge. Stainless steel sink and drainer.

## Out-House

14' 6" x 7' 8" (4.42m x 2.34m)

Double glazed window to side and rear aspect. Double glazed door to garden, In need of cosmetic work.

## Cloakroom

Double glazed window to side aspect. WC. Wash hand basin.

## Utility

9' 7" x 9' (2.92m x 2.74m)

Double glazed window to side aspect. Plumbing for washing machine and space for tumble dryer. Radiator.

## Landing

Stairs from hall upto first floor landing, Double glazed window to rear aspect. Built in cupboard housing boiler. Loft access.

## Bedroom 1

11' 8" max x 10' 9" max (3.56m max x 3.28m max)

Double glazed window to front aspect. Built in cupboard. Radiator.

## Bedroom 2

12' 3" x 9' 1" (3.73m x 2.77m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

## Bedroom 3

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to rear aspect. Built in cupboard. Radiator.

## Bathroom

Double glazed window to rear aspect. Electric shower over bath. Wash hand basin. WC. Heated towel rail. New bathroom suite.

## Outside

To the front. Hard standing driveway for 3+ cars.

Rear garden. Paved rear garden area with potential for lawned area.

## Summer House

Annex potential-

Kitchen area 9ft.1 - 8ft.3.

Lounge area. 16ft.1max-14ft.8max. Electric. Bifolds doors.

Bedroom area. Double glazed window to rear-14ft.8-7ft.7.

Bathroom area. Double glazed window to front aspect. Bath with mixer tap. Wash hand basin. WC. Part tiled.





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](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGH308542](http://connells.co.uk/Property/EGH308542)**

Tenure: Freehold



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