



Connells

Manor Farm Close
Bishopstoke Eastleigh

Manor Farm Close Bishopstoke Eastleigh SO50 6LG

for sale guide price
£225,000



Property Description

Nestled in the charming village of Bishopstoke, this three-bedroom semi-detached house presents an exceptional investment opportunity.

While the property is in need of modernisation throughout, it offers immense potential to create a dream home in a highly sought-after location.

As you approach, a spacious front garden framed by a welcoming picket fence sets a warm and inviting tone.

Inside, the property features a generously sized lounge complete with a fireplace, which seamlessly opens into the dining area.

The fitted kitchen leads to a bright and airy conservatory, offering a lovely space to relax and enjoy views of the garden.

Upstairs, you will find three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family.

The rear garden, which wraps around the property, is a true blank canvas, featuring a decking area, a lawn, a shed, and side access-perfect for those looking to create their own outdoor oasis.

Additionally, the property benefits from a garage in a nearby block with convenient parking in front.

Situated in a desirable area, this home offers a blend of tranquillity and convenience, with local amenities close by.

Being sold via modern auction with no onward chain, this property is an unmissable chance for those looking to invest in a home with great potential in Bishopstoke.

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 Porch

Double glazed door to front aspect. Double glazed window to front and side aspect.

Entrance Hall

Double glazed door to front aspect. Double glazed window to front aspect. Radiator.

Lounge

13' 6" x 11' 5" (4.11m x 3.48m)
Open plan to dining area. Double glazed window to front aspect. Fireplace. TV & telephone port.

Dining Room

8' 4" x 7' 9" (2.54m x 2.36m)
Double glazed window to rear aspect. Radiator.

Kitchen

12' 6" x 7' 9" (3.81m x 2.36m)
Double glazed window to rear aspect. Double glazed door to conservatory. Fitted kitchen with wall and base units. Fitted gas hob with electric oven. Space for fridge freezer and washing machine. Boiler on wall. Stainless steel sink and drainer.

Conservatory

17' 1" max x 13' 8" max (5.21m max x 4.17m max)
Double glazed window to side and rear aspect. Double glazed patio doors to garden. Radiator. Electric and lighting.

Landing

Stairs from hallway up to first floor landing. Built in airing cupboard. Loft access. Radiator.

Bedroom 1

11' 6" max into wardrobe x 10' 6" (3.51m max into wardrobe x 3.20m)
Double glazed window to front aspect. Fitted wardrobes. Radiator. TV port.

Bedroom 2

9' 8" max x 9' max (2.95m max x 2.74m max)
Double glazed window to rear aspect. Built in wardrobe. TV port. Radiator.

Bedroom 3

11' 3" max x 5' 8" (3.43m max x 1.73m)
Double glazed window to front aspect. Built in storage over stairs. Radiator.

Bathroom

Double glazed window to rear aspect. Electric shower over bath. Wash hand basin. WC. Heated towel rail. Extractor fan. Part tiled.

Outside

To the front. Lawned front garden with fencing and gate with path leading to the front door.
To the rear. Wrap around garden with large decking area as well as lawn area. Side access. Wooden shed.

Garage

Up and over door.





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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EPC Rating: C

view this property online connells.co.uk/Property/EGH308633



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.

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