



Connells

Laburnum Botley Road
Horton Heath Eastleigh



Property Description

Nestled in the highly desirable area of Fair Oak, this spacious detached 5-bedroom Chalet Bungalow offers incredible potential for a dream family home.

While in need of some modernisation, this property presents a unique opportunity to create a truly bespoke living space.

Upon arrival, you're greeted by an expansive driveway with ample space for multiple vehicles and a garage.

Stepping inside, the welcoming entrance hall flows into a generous lounge featuring a cosy gas fireplace, seamlessly connected to an open-plan dining room, perfect for entertaining.

The fitted kitchen, complete with an integrated oven, provides side access to the expansive rear garden.

The ground floor accommodates three well-sized bedrooms, along with a modern family bathroom.

Upstairs, you'll find two additional bedrooms with built-in storage and a convenient WC.

The secluded rear garden is a true highlight, offering a large patio, a lush lawn, mature flower borders, and a spacious wooden shed-ideal for relaxing in privacy or hosting gatherings.

This property, for sale via modern auction and with no onward chain, is a fantastic investment opportunity for those looking to add their personal touch to a home with ample space and potential.

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

Double glazed window to side aspect. Built in airing cupboard. Radiator.

Lounge

15' 4" max x 11' 4" max (4.67m max x 3.45m max)

Double glazed window to front and side aspect. Gas fire with back boiler. Radiator. Wall lights.

Dining Room

9' 3" x 7' 6" (2.82m x 2.29m)

Double glazed window to front aspect. Radiator. Serving hatch to kitchen.

Kitchen

10' 9" x 9' 3" (3.28m x 2.82m)

Double glazed window to side aspect. Double glazed door to side aspect. Fitted kitchen with wall and units. Built in larder cupboard. Fitted gas hob with extractor hood. Electric oven. Space for fridge freezer, washing machine and dishwasher. Sink and drainer set into worktop. Serving hatch through to dining room. Radiator.

Bedroom 1

11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window to rear and side. Radiator.

Bedroom 2

12' 3" max x 9' 9" max (3.73m max x 2.97m max)

Double glazed window to rear aspect. Radiator. TV port.

Bedroom 3

9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to side aspect. Radiator. Fitted wardrobes.

Bathroom

Double glazed window to side aspect. Bath with mixer taps, Large corner shower. Vanity sink and unit with cupboards. WC. Radiator. Shaving port. Heated towel rail.

Landing

Stairs from hallway to first floor landing.

Bedroom 3

10' max x 8' 9" max (3.05m max x 2.67m max)

Double glazed window to side aspect. Built in storage cupboard. Built in eave storage. Radiator.

Bedroom 4

8' 9" max x 8' 4" max (2.67m max x 2.54m max)

Double glazed window to side aspect. Built in storage cupboard. Built in eave storage. Radiator.

W.C.

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

Outside

To the front. Hard standing driveway for multiple cars.

To the rear. Paved patio. Mainly laid to lawn. Wooden shed. Side access. Very secluded and private.

Garage

17' x 8' 4" (5.18m x 2.54m)

Up and over door. Double glazed window to rear. Pvc door to side. Power and light.

Agent Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





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

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EPC Rating: F

view this property online connells.co.uk/Property/EGH308546

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.

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