



Connells
connells.co.uk 02380 818 343
FOR SALE

Connells

Chilham Close
Eastleigh



Property Description

For sale via modern auction, this three-bedroom link detached house in Boyatt Wood offers immense potential for renovation and personalisation.

In need of modernisation throughout, the property provides a fantastic opportunity for investors or first-time buyers looking to step onto the property ladder.

The front of the house welcomes you with a private driveway and attached garage.

Inside, you'll find a spacious lounge and a large kitchen-diner with patio doors opening onto the garden, along with the added convenience of a utility room.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The generous rear garden, featuring a mix of patio, lawn, and mature trees, offers a blank canvas for landscaping to suit your style.

Located in a desirable area with no onward chain, this home is perfect for those looking to create their ideal living space. Don't miss this incredible investment opportunity!

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.

Entrance Porch

Door to front aspect.

Lounge

14' 6" max x 13' 4" max (4.42m max x 4.06m max)

Double glazed window to front aspect. Gas fire. Gas radiator. Stairs up to first floor.

Kitchen Diner

14' 6" max x 10' 4" max (4.42m max x 3.15m max)

Double glazed window to rear aspect. Double glazed sliding door to rear aspect. Fitted kitchen with wall and base units. Electric cooker. Stainless steel sink and drainer. Radiator.

Utility Room

8' 3" x 6' 4" (2.51m x 1.93m)

Double glazed door to garden. Double glazed window to rear. Wall cupboards. Space for fridge freezer and washing machine. Boiler on wall. Radiator. Door to garage.

Landing

Stairs from hallway up to landing. Built in cupboard housing water tank. Loft access.

Bedroom 1

13' x 8' 1" (3.96m x 2.46m)

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

Bedroom 2

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

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

Bedroom 3

10' 2" x 6' 2" (3.10m x 1.88m)

Double glazed window to front aspect. Radiator. Fitted storage above stair box. Fitted single bed base.

Bathroom

Double glazed window to rear aspect. Wash hand basin. Bath with mixer taps. WC. Radiator. Part tiled.

Outside

To the front. Driveway and lawn area. Garage.

To the rear. Patio area. Path. Lawn area.

Garage

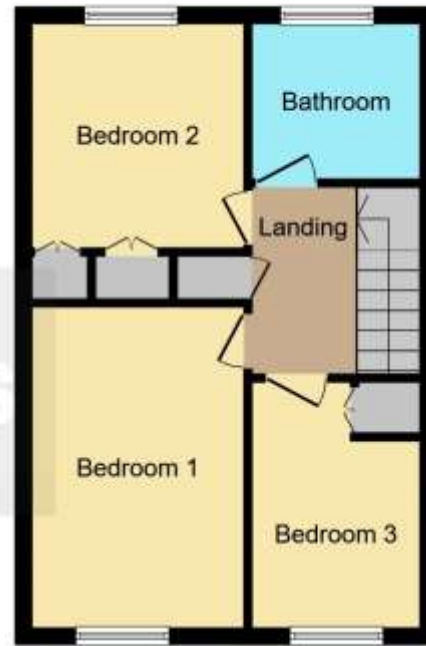
17' 5" x 8' 4" (5.31m x 2.54m)

Up and over door. Power & Light.





Ground Floor



First Floor



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: D

view this property online connells.co.uk/Property/EGH307896

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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