



Connells

West Hill Park
Winchester



Property Description

Nestled in one of Winchester's most sought-after areas, this three-bedroom mid-terraced house is a fantastic opportunity for families or investors.

While some modernisation is needed, the property offers endless potential to create a dream home.

To the front, a welcoming garden and pathway lead to the entrance hall, which provides convenient storage and a downstairs cloakroom.

The fitted kitchen boasts an integral oven and plenty of space for appliances, while the spacious lounge features patio doors that open into a bright and airy conservatory - perfect for relaxing or entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

The rear garden, mainly laid to lawn, provides a peaceful outdoor retreat with a rear gate for easy access.

Additionally, a nearby garage in a block adds to the home's practicality.

This property is for sale via modern auction and is offered with no forward chain, making it an excellent opportunity to move quickly.

Winchester is renowned for its outstanding schools, picturesque town centre, and excellent travel links, making it a truly desirable place to call home.

Don't miss out on this fantastic opportunity - schedule your viewing 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 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 Hall

PVC front door. Double glazed window to front aspect. Built in cupboard under stairs. Radiator. Built in cupboard.

Cloakroom

Single glazed window to front aspect. Wash hand basin. WC. Heated towel rail. Fully tiled.

Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)
Double glazed window to front aspect. Fitted kitchen with wall and base units. Fitted electric hob and electric oven and extractor hood. Space for fridge freezer and washing machine. Boiler on wall. Sink and drainer set into worktop with tiled splashback. Radiator.

Lounge Diner

17' 9" max x 13' max (5.41m max x 3.96m max)
Double glazed window to rear aspect. Double glazed sliding doors into conservatory. Radiator. TV port.

Conservatory

11' 11" x 9' 4" (3.63m x 2.84m)
PVC conservatory. Double glazed window to side and rear aspect. Double patio doors to garden.

Landing

Stairs from hall to landing, Built in cupboard over stairs. Built in cupboard. Loft access.

Bedroom 1

12' x 11' 6" max to door (3.66m x 3.51m max to door)
Double glazed window to front aspect. Double built in wardrobe. Radiator.

Bedroom 2

12' 1" x 8' 7" (3.68m x 2.62m)
Double glazed window to rear. Double built in wardrobe. Radiator. TV port.

Bedroom 3

8' 9" x 8' 7" (2.67m x 2.62m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Shower over bath. Wash hand basin. WC. Radiator. Part tiled.

Outside

To the front. Steps down from path to front door. On road permit parking.
To the rear. Garden mainly laid to lawn. Steps down to rear gate. Mature garden with shrubs and plants.

Garage

In a block.





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: D

view this property online connells.co.uk/Property/EGH308432

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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