



**Connells**

Penrhyn Close  
Eastleigh



### Property Description

Nestled in the sought-after area of Boyatt Wood, this delightful three-bedroom mid-terraced property is perfect for families, first-time buyers, or investors.

Offering convenience and modern living, this home is available with no forward chain and is for sale via modern auction.

As you approach the property, you'll find on-road parking and a lawned front garden with a path leading to the entrance. Additionally, there is the convenience of a garage located in a nearby block.

Inside, the open-plan design creates a welcoming and spacious environment.

The lounge/diner provides a versatile living and entertaining space, further enhanced by a bright conservatory that overlooks the rear garden.

The modern fitted kitchen boasts an integral oven, making meal preparation a pleasure.

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

The private rear garden is a real highlight, featuring rear access, a handy shed, and plenty of space for outdoor enjoyment.

With its desirable location and excellent amenities nearby, this property is a fantastic opportunity.

Don't miss out-schedule your viewing today!

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.

### 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

## Entrance Hall

Radiator.

## Lounge

14' 2" x 12' 9" ( 4.32m x 3.89m )  
Double glazed window to front aspect.  
Radiator. TV port. Open plan to dining area.

## Dining Room

8' 8" x 9' 4" ( 2.64m x 2.84m )  
Radiator. Open to lounge area

## Kitchen

9' 5" x 7' 8" ( 2.87m x 2.34m )  
Double glazed window to rear aspect. Fitted kitchen with wall and base units. Gas oven and hob. Space for fridge freezer and washing machine. Boiler. Extractor fan.

## Conservatory

8' 5" x 6' 2" ( 2.57m x 1.88m )  
Brick built conservatory. French doors to side . Spotlights. Electrics. Open plan.

## Bedroom 1

11' 8" x 10' 2" ( 3.56m x 3.10m )  
Double glazed window to front aspect.  
Radiator.

## Bedroom 2

11' 4" x 10' 3" ( 3.45m x 3.12m )  
Double glazed window to rear aspect.  
Radiator.

## Bedroom 3

8' 3" x 6' 8" ( 2.51m x 2.03m )  
Double glazed window to front aspect.  
Radiator.

## Bathroom

Double glazed window to rear aspect. Electric shower over bath, WC. Wash hand basin.  
Radiator.

## Loft

Loft ladder. Partially boarded. Insulated.

## Outside

To the front- Front garden with lawn and path.  
On road parking.  
To the rear- Shed. Patio area. Rear access via garages.

## Garage In Block

15' 7" x 7' 8" ( 4.75m x 2.34m )  
Up and over door

## Agent Note

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



To view this property please contact Connells on

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**EPC Rating: Awaiting**

**view this property online [connells.co.uk/Property/EGH308785](http://connells.co.uk/Property/EGH308785)**

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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