



Connells

Wilmer Road  
Eastleigh



Wilmer Road  
Eastleigh SO50 5EW

for sale guide price  
**£180,000**



### Property Description

Located in the heart of Eastleigh, this spacious three-bedroom mid-terraced home offers fantastic potential for buyers looking to put their own stamp on a property.

In need of modernisation throughout, it provides an excellent opportunity to create a wonderful family home.

The ground floor features an entrance hall leading to a bright lounge with a bay window, a separate dining room, and a fitted kitchen with access to the rear garden.

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

Outside, the lengthy rear garden is designed for low maintenance, featuring a patio area and leading to a greenhouse and a garage with convenient rear access.

The front of the property benefits from a driveway, providing off-road parking.

Offered for sale with no onward chain, this home is ideally situated close to Eastleigh town centre, excellent schools, and fantastic transport links, including the mainline train station and motorway access.

Don't miss this excellent opportunity - contact us today to arrange a viewing!

### 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 door to front aspect. Telephone port.

## Lounge

13' 3" max into bay x 10' 8" max into fire ( 4.04m max into bay x 3.25m max into fire )  
Double glazed bay window to front aspect.  
Gas fire place with back boiler. Radiator. TV port.

## Dining Room

12' 9" max x 11' 6" max ( 3.89m max x 3.51m max )  
Double glazed window to rear aspect. Built in cupboard under stairs.

## Kitchen

14' 6" x 8' 2" ( 4.42m x 2.49m )  
Double glazed window to rear and side aspect. PVC door to side. Fitted kitchen with wall and base units. Fitted electric hob with fitted electric oven. Space for fridge freezer, washing machine and tumble dryer. Stainless steel sink and drainer.

## Landing

Stairs from hallway upto landing. Loft access.

## Bedroom 1

14' 2" max into fire x 11' ( 4.32m max into fire x 3.35m )  
Double glazed window to front aspect. Built in airing cupboard housing water tank. Large fitted wardrobes. Radiator.

## Bedroom 2

12' 9" x 8' 8" ( 3.89m x 2.64m )  
Double glazed

## Bedroom 3

8' 3" x 7' 9" ( 2.51m x 2.36m )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to side aspect Electric shower over bath. Wash hand basin. Toilet. Radiator. Part tiled.

## Outside

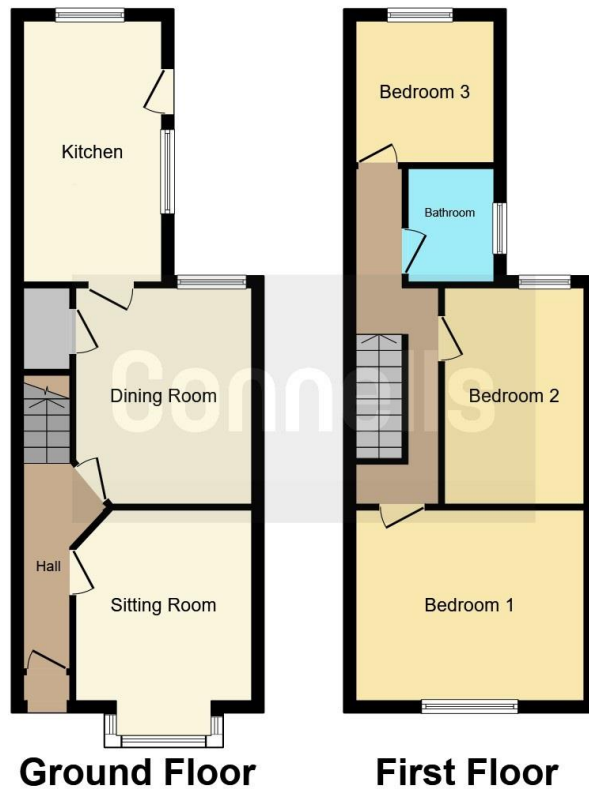
Off road parking to front.  
Low maintenance rear garden with patio slabs. Green house. Garage.

## Garage

20' 2" x 8' 9" ( 6.15m x 2.67m )  
Up and over door. Power. Single glazed window to front aspect.







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

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGH304956](http://connells.co.uk/Property/EGH304956)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH304956 - 0006