



Connells

Desborough Road
Eastleigh



Property Description

Nestled in a popular and convenient location close to Eastleigh town centre, this spacious three-bedroom mid-terraced house is offered for sale via modern auction and is ready for its next chapter.

The property features a small front garden and on-road parking, with the added benefit of a garage and additional parking to the rear.

Inside, a welcoming and generously sized lounge with a charming bay window and feature fireplace flows through to the dining room - ideal for entertaining or family gatherings.

The fitted kitchen offers ample storage and worktop space, leading to a ground floor bathroom and access to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, offering comfortable accommodation for a growing family or those in need of extra space.

The enclosed rear garden is well-maintained, featuring a patio area, lawn, wooden shed, and rear access to the garage and parking.

While some modernisation may be desired, this lovely home is packed with potential to become a fantastic family property, perfectly positioned within easy reach of Eastleigh's amenities, schools, and excellent travel links.

An excellent opportunity not to be missed - arrange your viewing today!

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 minimum of £6600.00 including VAT. This fee

Entrance Hall

Window to front aspect. Fusebox. Radiator.

Lounge

11' 9" x 10' 9" (3.58m x 3.28m)
Double glazed bay window to front and side aspect. Radiator. Electric fireplace. TV port. Open plan to dining room.

Dining Room

11' 9" x 8' 8" (3.58m x 2.64m)
Double glazed window to rear aspect. Radiator.

Kitchen

15' 7" x 7' 8" (4.75m x 2.34m)
Double glazed window to side aspect. Door leading to garden. Fitted kitchen with wall and base units. Space for appliances. Combi boiler on wall. Stainless steel sink and drainer.

Bathroom

Double glazed window to side aspect. Toilet. Wash hand basin. Bath. Wall cabinet.

Hallway

Double glazed window to rear aspect. Shelving. Radiator.

Landing

Loft access.

Bedroom 1

12' 9" x 11' 9" (3.89m x 3.58m)
Double glazed window to front aspect. 2x built in wardrobes. Radiator.

Bedroom 2

8' 8" x 11' 9" (2.64m x 3.58m)
Double glazed window to rear aspect. Radiator.

Bedroom 3

14' 6" x 7' 8" (4.42m x 2.34m)
Double glazed window to side aspect. Built in cupboard.

Outside

To the Front. Small front garden with brick wall, gate and path. On road parking to the front.
To the rear. Patio area with path. Lawn. Storage shed. Outside tap. Rear access leading to garage.

Garage

Electric roller door. Space for car.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





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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19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309059

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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