



Connells

Hillview Winchester Road
Fair Oak Eastleigh

Hillview Winchester Road Fair Oak Eastleigh SO50 7JF

for sale guide price
£80,000



Property Description

Charming well-maintained two bedroom park home in Fair Oak. A spacious kitchen diner awaits, recently painted and complete with modern white goods, leading to a cosy lounge featuring an inviting electric fireplace.

This lovely home boasts two comfortable bedrooms and a well-appointed bathroom with a shower over the bath.

Step outside to a delightful wrap around garden showcasing both patio and grass areas, complemented by steps leading to captivating views of the park and fields.

With the convenience of a driveway accommodating two cars, this property is offered with no chain.

A perfect blend of comfort and convenience in a picturesque setting.

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

Cupboard.

Lounge

11' 6" x 9' 8" (3.51m x 2.95m)

Bay window to front of aspect. Windows to both side.. Electric fireplace. Radiator. TV port.

Kitchen Diner

11' 6" x 9' 8" (3.51m x 2.95m)

Window to both sides. Fitted kitchen with wall and base units. Newly re-painted. White goods included. Oven and hob. Radiator. Storage cupboard.

Bedroom 1

11' 6" x 7' 9" (3.51m x 2.36m)
Window to side of aspect. Double room.
Radiator.

Bedroom 2

8' 5" x 7' 8" (2.57m x 2.34m)
Window to side. Small double. Radiator.
Wardrobe available.

Bathroom

WC. Wash hand basin. Shower over bath.
Towel rail. New extractor. Tiled

Outside

Wrap around garden. Grass and patio area.
Shed for storage. Steps up to views over the
park and fields. Driveway to side with space
for two cars.

Agent Notes

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.

There are a number of obligations on both
sellers and buyers when completing the
process for purchasing a park home and we
recommend using a solicitor. Sites often have
requirements specific to the purchase of a
property and to 'the site' in general, which
could include paying the site owners
commission. Intending purchasers should
satisfy themselves about any such
requirements including any specific
restrictions on occupancy or residential use of
the home





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: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EGH309213

We are currently awaiting Tenure details. 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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