





Property Description

Positioned in a sought-after cul-de-sac in Romsey, this three bedroom Semi-Detached home is offered with no forward chain.

The property benefits from two reception rooms, a bright conservatory, front and rear gardens, and an integral garage. The layout includes a welcoming entrance porch, spacious lounge with feature fireplace, fitted kitchen, and potential for further expansion (subject to planning permission). Upstairs are three well-proportioned bedrooms, a family bathroom, and separate WC. Externally, the block-paved driveway leads to a garage that could be converted into additional living space (STPP), while the wrap-around garden provides a private retreat with lawn, sheds, and secure fencing. This home is perfect for families looking to personalise and grow.

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 Porch

Accessed via the front door, the entrance porch features an exposed brick wall and a side window providing natural light.

Entrance Hall

Carpeted flooring with a central radiator and stairs rising to the first floor. Access to the lounge and kitchen.









EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306631

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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