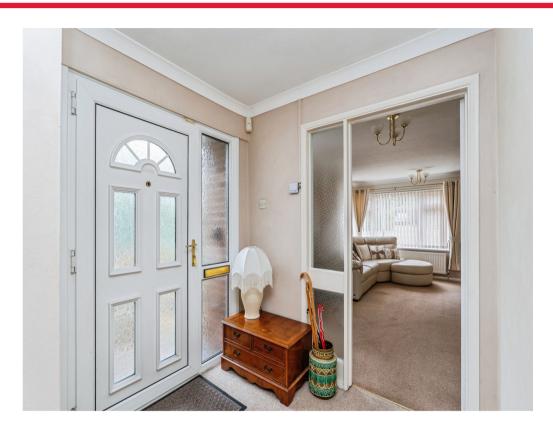


Connells

Ash Close North Baddesley Southampton







## **Property Description**

This delightful property offers a versatile layout, beginning with a welcoming lounge filled with natrual light from its dual-aspect windows. A separate dining room connects seamlessly to the conservatory, creating an ideal space for relaxing or entertaining. The conservatory itself is finished with a pitched roof, tiled flooring and underfloor heating, making it enjoyable all year round. the wellappointed kitchen is arranged in an efficient L-shape with fitted wall, base and drawer units, alongside appliances including a washing machine, dishwasher, integrated oven and 4-ring gas hob. A generous double bedroom provides comfortable accomodation. Outside, the rear garden features a summer house, patio area, raised bed and timber fencing, while a doule porch with water point adds convenience to the home's exterior.

#### **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.

## Hallway

Door to side acess, built in storage and floor laid to carpet.

## Lounge

16' 3" x 11' 9" ( 4.95m x 3.58m )

Bright and welcoming with dual-aspect windows, offering plenty of natural light, feature fire place and floor laid to carpet.

## **Dining Room/ Bedroom Three**

11' 7" x 11' 4" ( 3.53m x 3.45m )

Flows into the conservatory through a glazed door, perfect for entertaining

### Kitchen

18' 3" max x 7' 6" max ( 5.56m max x 2.29m max )

Practical L-shaped layout with wall, base and drawer units, plus washing machine, dishwasher, integrated oven and 4-ring gas hob

## Conservatory

10' 5" x 12' 3" ( 3.17m x 3.73m )

Accessed via the third bedroom or dining room with stylish with tiled floors, pitched roof and underfloor heating

### **Bedroom One**

11' 7" x 14' (3.53m x 4.27m)

Comfortable double bedroom with ample space and floor laid to carpet.

# Garage

6' 7" x 7' 5" ( 2.01m x 2.26m )

With an up and over door. Housing the combination boiler.

#### **Front Garden**

With ample off road parking, shingle front and mature shrubs and boarders.

#### Rear Garden

A wrap around rear garden, part patio. mature shrubs and boarders and carport.

















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Tenure: Freehold

EPC Rating: D Council Tax Band: D

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