



Ellis Road, SOUTHAMPTON SO19 6GR

welcome to

Ellis Road, SOUTHAMPTON

This 2 bedroom bungalow in Thornhill offers a great renovation opportunity with large front and rear gardens, aswell as a spacious driveway. Perfect for those looking to create their dream home in a desirable location!

CALL TO BOOK NOW!

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 £300 inc VAT towards the preparation cost of the pack.

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

Door to:
Radiator, carpeted, storage cupboard.

Lounge

16' 9" x 10' 11" (5.11m x 3.33m)
Double glazed sliding doors to garden, radiator, fireplace, carpeted.

Kitchen

8' 6" x 9' 9" (2.59m x 2.97m)
Double glazed windows to rear, gas hob and oven, oven hood, sink and basin, double glazed door to rear garden, waist level units, tiled wall, space for washing machine.

Bedroom 1

10' 10" x 10' 11" (3.30m x 3.33m)
Double glazed windows to front, radiator, integrated wardrobe, integrated storage space with boiler.

Bedroom 2

11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed windows to front, radiator, carpeted.

Additional Room

10' 2" x 14' 4" (3.10m x 4.37m)
Double glazed window to front, carpeted, radiator, storage in the eaves.

Bathroom

Tiled walls, double glazed window to side, heated towel rail, sink, w/c, shower with tiles behind.

Rear Garden

Garage, decking area, greenhouse, shed, enclosed, backing onto woodland.

Driveway

Parking for 3/4 cars.





Nestled in the sought-after area of Thornhill, this spacious 2 bedroom semi-detached bungalow presents an excellent refurbishment project for those looking to create their dream home. The property boasts front and rear gardens, providing ample space for outdoor relaxation and entertaining. A large driveway offers parking for multiple vehicles, adding convenience to daily life.

Inside the bungalow features a shower room, offering practicality and ease for everyday use. With two bedrooms there is plenty of space for a growing family, or for guests to stay comfortably. The open layout of the living spaces presents endless opportunities for customisation and personalisation to suit your lifestyle and preferences.

Conveniently located near local amenities and schools, this property offers the perfect blend of tranquility and convenience.

Don't miss out on the chance to transform this property into your own slice of paradise!



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welcome to

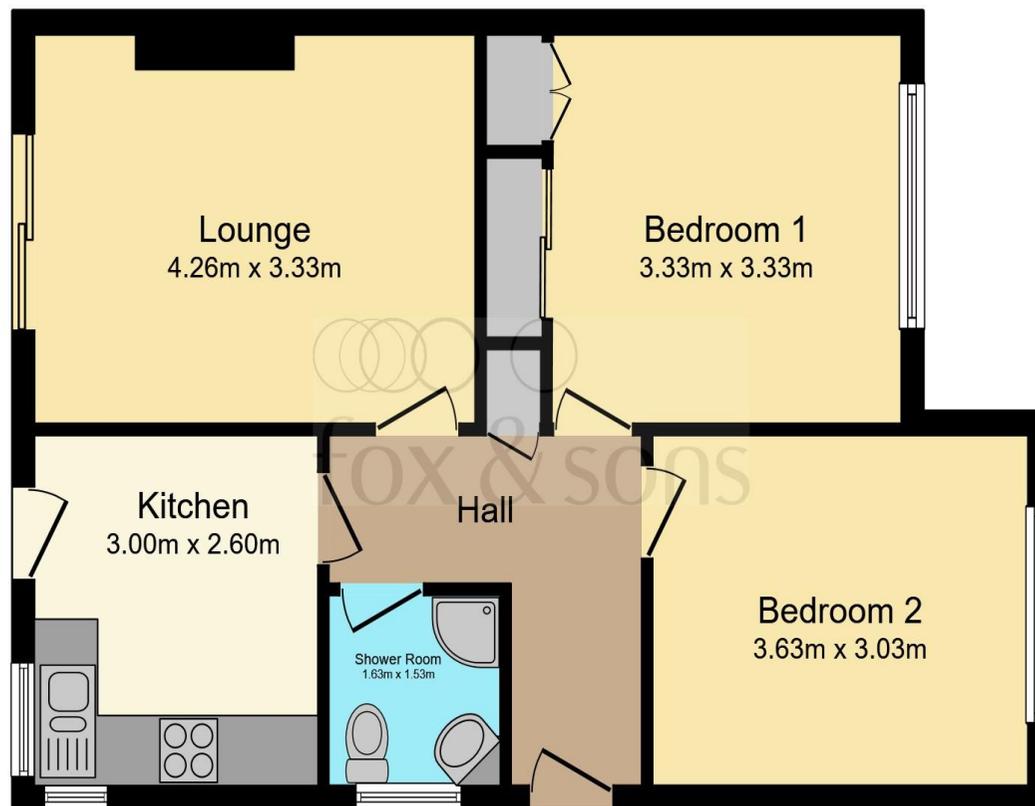
Ellis Road, SOUTHAMPTON

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedroom semi-detached bungalow
- Ideal renovation project

Tenure: Freehold EPC Rating: C

guide price

£250,000



Total floor area 56.4 sq.m. approx

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

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Property Ref:
BIT111794 - 0009

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