



**Bitterne Road West, Southampton SO18 1BQ**

**welcome to**

## **Bitterne Road West, Southampton**

**BOOK TO VIEW!**

This recently refurbished ground floor flat in Bitterne boasts 1 bedroom, a lounge with FEATURE FIREPLACE, shower room, BRAND NEW modern kitchen and the potential to renovate the rear garden. Don't miss out on viewing to see what this flat has to offer!

### **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 Porch**

Communal door providing access to property.

### **Entrance Hall**

Entrance to all rooms, under stairs storage.

### **Lounge**

13' 9" x 16' ( 4.19m x 4.88m )

Gas radiators, generous sized room, bay window feature to the front, original fire place.

### **Kitchen**

11' 11" x 7' 11" ( 3.63m x 2.41m )

Built in fridge/freezer, new units, access to garden through patio doors, double glazed window to side, combi boiler, gas hob, overhead extraction fan.

### **Bedroom 1**

8' 2" x 11' 6" ( 2.49m x 3.51m )

Double glazed window to rear overlooking garden, double room, gas radiator.

### **Shower Room**

Towel rail, separate shower cubicle, toilet, sink basin, double glazed window to side.





**This charming 1 bed ground floor flat in Bitterne has recently undergone a refurbishment, boasting a brand new modern kitchen and has been neutrally decorated throughout. The lounge boasts a feature fireplace, adding a touch of warmth and character to the space.**

**The flat also benefits from a contemporary shower room and the potential to renovate the rear garden. There is one allocated parking space, ensuring convenience for residents with vehicles.**



**Located in the heart of Bitterne, this flat is within close proximity to local amenities and has good transport links, perfect for commuters or those who enjoy exploring the surrounding area. The vendor has informed us there is planning permission for a single storey extension to create an extra bedroom at the back.**



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## Bitterne Road West, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 1 bedroom ground floor flat
- Recently refurbished

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



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](http://www.focalagent.com)

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Property Ref:  
BIT111452 - 0004

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