



Weston Grove Road, Southampton SO19 9EE

welcome to

Weston Grove Road, Southampton

IDEAL INVESTMENT OPPORTUNITY!

This house features two reception rooms, two bedrooms, four shower rooms, kitchen and utility room. Perfect for investors looking to maximise rental income potential!

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.

Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed windows to front, TV point, fireplace, door to en suite;

En Suite

Sink, shower with tiles behind, w/c.

Dining Room

11' 8" x 11' 4" (3.56m x 3.45m)

Double glazed window to rear, storage cupboard space, door to storage under stairs, electric fireplace.

Kitchen

12' 3" x 7' 5" (3.73m x 2.26m)

Tiled flooring, double glazed window to rear, double glazed door and window to side, boiler, electric oven and hob, oven hood, space for washing machine, space for dishwasher, space for fridge, space for freezer, sink, splashback tiles, door to shower room;

Shower Room

Tiled flooring, shower with tiles around, sink with storage underneath, w/c, ventilation.

Landing

Carpeted, double glazed window to side, access to loft.

Bedroom 2

10' 9" x 11' 10" (3.28m x 3.61m)

Double glazed window to front, integrated wardrobe, radiator, fireplace, door to en suite;

En Suite

Sink with storage underneath, w/c, shower with tiles around, tiled flooring.





Bedroom 1

10' 9" x 11' 4" (3.28m x 3.45m)

Laminate flooring, radiator, double glazed window to rear, two integrated wardrobes, fireplace, door to en suite;

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

Vinyl flooring, radiator, space for washing machine, sink, fireplace, door to bathroom;

Bathroom

Double glazed window to rear, sink with storage underneath, w/c, shower with tiles behind, wall radiator, ventilation.

Nestled in the charming area of Woolston, this 2 bedroom semi-detached house is a hidden gem waiting to be discovered. Boasting a range of desirable features, the property is the perfect opportunity for investors or those looking for a modern home in a convenient location.

As you step inside, you are greeted by two reception rooms that offer versatile living spaces. The modern decor throughout the house creates a sleek and stylish ambiance, complimented by feature fireplaces that add a touch of character to the property.

With four shower rooms, this home provides the ultimate convenience for residents and guests alike. The fitted kitchen is a delight, with ample storage space. The upstairs utility room adds an extra layer of functionality, perfect for laundry and storage needs.

Ideal for investors, this property offers great potential for rental income. Its prime location in Woolston ensures easy access to local amenities as well as convenient bus routes.



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welcome to

Weston Grove Road, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedroom semi-detached house
- 2 reception rooms

Tenure: Freehold EPC Rating: C

guide price

£270,000



Total floor area 86.1 m² (926 sq.ft.) 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:
BIT111956 - 0002

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