



Barry Road, Southampton SO19 5LU

welcome to

Barry Road, Southampton

We're delighted to welcome to the market this fantastic three bedroom end of terrace house. Situated close to local amenities, schools and with easy access to the M27, don't miss out on seeing the potential this home 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 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

Wooden porch.

Entrance Hall

Access to all rooms, gas radiator, under stairs storage.

Wet Room

W/c, wash hand basin, double glazed window to side, shower.

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

Arched access to dining room, double glazed windows to front and side, electric fire, gas radiator, carpet throughout.

Dining Room

8' 1" x 9' 8" (2.46m x 2.95m)

Carpet throughout, access to garden, gas radiator.

Kitchen

12' 11" x 9' 6" (3.94m x 2.90m)

Double glazed window to rear, space for white goods, tiled flooring, gas hob, access to downstairs wet room and garden.

Utility Room

4' 7" x 6' 10" (1.40m x 2.08m)

Tiled flooring, direct access to garden.

Landing

Access to all rooms, airing cupboard, loft access.

Bedroom 1

9' 8" x 12' 7" (2.95m x 3.84m)

Built in storage, gas radiator, carpet throughout, double glazed window to rear.

Bedroom 2

9' x 10' 11" (2.74m x 3.33m)

Built in storage, double glazed windows to side and front, carpet throughout, gas radiator.

Bedroom 3

7' 10" x 11' 8" (2.39m x 3.56m)

Double glazed window to front, built in storage above stairs, carpet throughout.



**Bathroom**

W/c, wash hand basin, bath.

Front Garden

Half paved and mowed, potential for more parking.

Rear Garden

South East facing garden, side access, tiered and mowed lawn, featured pond, shed used for storage.

Discover this three bedroom end of terrace house, ideally situated just on the outskirts of Sholing. Situated close to local amenities, schools and bus routes, ensuring easy access to all the essentials. Plus, with great access to the M27, commuting to surrounding areas is a breeze.

Step inside to discover a spacious lounge that seamlessly flows into the dining room, creating an open atmosphere. The spacious kitchen is designed with practicality in mind, with the added bonus of a utility room. Further benefits include a downstairs wet room.

Upstairs, you will find three reasonably sized bedrooms and a functional bathroom.

Outside, the property boasts a spacious rear garden with a driveway for one car, but the potential for more parking if required.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- End of Terrace House

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Total floor area 96.0 sq.m. (1,033 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:
BIT112187 - 0004

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