



Witts Hill, Southampton SO18 4QH

welcome to

Witts Hill, Southampton

BOOK TO VIEW!!

Don't miss out on this two bedroom maisonette, situated in the Midanbury area. The property features a lounge, fitted kitchen, shower room and private rear garden. With great transport links and local amenities nearby, contact us today to arrange a viewing!

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.

Front Garden

Lawn, steps leading to property entrance.

Lounge

11' 11" x 10' 10" (3.63m x 3.30m)

Gas radiator, double glazed window to the rear aspect, carpet throughout.

Kitchen

9' 8" x 6' 3" (2.95m x 1.91m)

Gas radiator, freestanding fridge/freezer, wall and base cupboard units, space for white goods, generous worktop space, double glazed window to the side aspect, Range cooker, electric hob.

Landing

Access to all rooms, carpet throughout, access to loft.

Bedroom One

12' 11" x 10' 6" (3.94m x 3.20m)

Gas radiator, carpet throughout, double glazed window to the front aspect, built in wardrobe.

Bedroom Two

7' 1" x 9' 11" (2.16m x 3.02m)

Double glazed window to the front aspect, built in storage, gas radiator, carpet throughout.

Shower Room

W/c, wash hand basin, tiled walls, double glazed window to the side aspect, shower cubicle, heated towel rail, extractor fan.

Rear Garden

Private enclosed rear garden.





Fox & Sons are delighted to welcome to the market this two bedroom maisonette, located in the residential Midanbury area. The maisonette is located on the first floor and features a spacious lounge. The fitted kitchen has ample storage and worktops, with plenty of space for appliances. Both bedrooms are filled with natural light and feature built in storage solutions. The shower room is practical and functional, with a w/c, wash hand basin and shower.



Outside, the maisonette comes with a private, enclosed rear garden with plenty of on-street parking available.

Situated close to local amenities, don't miss out to see the potential this home has to offer!



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Maisonette
- Private Rear Garden

Tenure: Leasehold EPC Rating: D

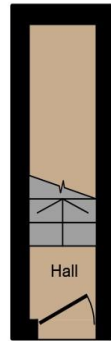
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Ground Floor



First Floor

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:
BIT112456 - 0004

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