



Commercial Street, Southampton SO18 6LY

welcome to

Commercial Street, Southampton

* THREE BEDROOM DETACHED HOUSE * SPACIOUS LOUNGE ** KITCHEN/DINER * CONSERVATORY * DOWNSTAIRS W/C AND UPSTAIRS BATHROOM * REAR GARDEN * DRIVEWAY FOR TWO CARS *

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

Paved driveway suitable for two cars and side access.

Entrance Hall

Open hallway space with access to all rooms, gas radiator, stairs to first floor.

Cloakroom

Wash hand basin, w/c, heated towel rail, double glazed window to the front aspect.

Lounge

16' x 13' 3" (4.88m x 4.04m)

Double glazed window to the front aspect, carpet throughout, gas radiator, TV point, electric fireplace.

Kitchen

14' x 14' 11" (4.27m x 4.55m)

Double glazed window to the side aspect, wall and base cupboard units, electric oven, gas hob, freestanding fridge/freezer, washing machine, tumble dryer, space for dining table, breakfast bar, leading to;

Conservatory

13' 11" x 9' 6" (4.24m x 2.90m)

Double glazed patio door leading to the rear garden, used as an additional seating area.

Landing

Access to all rooms and loft space, carpet throughout.

Bedroom One

16' x 13' 4" (4.88m x 4.06m)

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

Bedroom Two

10' 5" x 7' 8" (3.17m x 2.34m)

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

Bedroom Three

10' 5" x 5' 4" (3.17m x 1.63m)

Double glazed window to the rear aspect, carpet throughout, gas radiator.

Bathroom

Bath, shower cubicle, wash hand basin with storage underneath, double glazed window to the side aspect, gas radiator, tiled flooring, partially tiled walls, extractor fan.

Rear Garden

North facing enclosed rear garden with raised patio area, seating, wooden storage shed, side access and outside tap.





Fox & Sons are delighted to welcome to the market this three bedroom detached home in the residential area of Harefield. This family home is ideally located with Bitterne high street and leisure centre only a stone's throw away, and offers great transport links nearby to Southampton city centre.

The ground floor of the property boasts a generous living room, conservatory, downstairs w/c and a spacious kitchen/diner. Upstairs, there are three well-appointed bedrooms, bathroom and separate w/c.

The property comes with a versatile rear garden, offering patio and seating areas and a wooden shed. At the front of the property there is a driveway with enough parking for two cars.

A viewing is highly recommended to appreciate the space this home has to offer!

Agents Note: The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Commercial Street, Southampton

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

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000



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

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Property Ref:

BIT112684 - 0003

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fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 1BY



fox-and-sons.co.uk