



**Manor Farm Road, Southampton SO18 1NY**

fox & sons

## welcome to

# Manor Farm Road, Southampton

\* TWO BEDROOM DETACHED HOUSE \* 23 ft LOUNGE \* FITTED KITCHEN/DINER \* UTILITY AND LAUNDRY ROOMS \* DOWNSTAIRS W/C \* UPSTAIRS SHOWER ROOM \* STUDY \* DRIVEWAY FOR TWO CARS \* SOUTH FACING REAR GARDEN \* CLOSE TO LOCAL SCHOOLS AND RIVERSIDE PARK \*

### 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

Dropped kerb leading to driveway with parking for 2 cars.

### Entrance Porch

Double glazed door to side aspect, double glazed windows to side and rear aspect, lights, carpeted, opens onto;

### Entrance Hall

Stairs to first floor landing, radiator, carpeted, under stairs cupboard, storage cupboard, doors to;

### Lounge

23' 4" x 15' 2" ( 7.11m x 4.62m )

Double glazed window to front and side aspect, TV point, electric fireplace, two radiators, telephone point, carpeted.

### Utility Room

6' 10" x 4' 9" ( 2.08m x 1.45m )

Double glazed window to side aspect, base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer.

### Study/Bedroom 3

7' 8" x 6' 11" ( 2.34m x 2.11m )

Double glazed window to side aspect, radiator, carpeted.

### Kitchen/Breakfast Room

13' 8" x 9' 10" ( 4.17m x 3.00m )

Double glazed window to rear aspect, sliding door to side aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, space for gas cooker, cooker hood above, plumbing for dishwasher, radiator, room for table, larder cupboard, doors to;

### Side Porch

Single glazed window to side and front aspect, lights, electrics, door to garden.

### Cloakroom

Wash hand basin, w/c, wall mirror, extractor fan, radiator, partially tiled.

### Landing

Double glazed window to side aspect, carpeted, radiator, loft hatch, doors to;

### Bedroom 1

11' 8" x 15' 2" ( 3.56m x 4.62m )

Double glazed window to front aspect, radiator, carpeted, TV point.





### **Bedroom 2**

11' 2" x 11' 10" ( 3.40m x 3.61m )

Double glazed window to rear aspect, radiator, carpeted.

### **Shower Room**

Double glazed window to rear, shower cubicle with electric shower, wash hand basin, w/c, heated towel rail, partially tiled.

### **Laundry Room**

6' 6" x 5' 3" ( 1.98m x 1.60m )

Double glazed window to side aspect, boiler, base units, sink and drainer, splash back tiles.

### **Rear Garden**

Enclosed rear garden with side access, laid patio area with room for table and chairs, laid turf, wooden shed and greenhouse.

**Fox & Sons are delighted to welcome to the market this two bedroom detached house, situated in the sought after area of Bitterne Park. This home would make a great renovation project, perfect for those who would like to put their own stamp on a place.**

**The ground floor boasts a generous 23 ft lounge boasting plenty of natural light and space for a dining table and chairs. There is a generous fitted kitchen/diner, utility room and downstairs w/c.**

**Upstairs, there are two good-size double bedrooms, a family shower room and a separate room currently used as a second utility/laundry room.**

**To the front of the property there is a paved driveway, with enough parking for two cars. The rear garden is generous in size and South facing, with lawn and patios areas, a shed and greenhouse.**

**With Riverside Park, local schools and amenities on your doorstep, a viewing is highly recommended!**



**view this property online** [fox-and-sons.co.uk/Property/BIT112297](http://fox-and-sons.co.uk/Property/BIT112297)



welcome to

## Manor Farm Road, Southampton

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

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£300,000**



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

view this property online [fox-and-sons.co.uk/Property/BIT112297](http://fox-and-sons.co.uk/Property/BIT112297)



Property Ref:  
BIT112297 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 8044 6724**



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 5RS



**fox-and-sons.co.uk**