



23 Consort Close, Eastleigh, SO50 4JA

welcome to

23 Consort Close, Eastleigh, SO50 4JA

Fox & Sons welcome to the market this three bedroom, very spacious detached property, situated in the sought after location of Boyattwood. The property is well portioned throughout ideal for those needing some extra space or a perfect family home.

The property falls into Shakespear Junior School & Crestwood Community School catchments areas. Eastleigh Town centre is a short drive away, with a host of shopping & Entertainment facilities and a mainline station with easy commutes to London Waterloo and Winchester. Access also to M3 and M27.

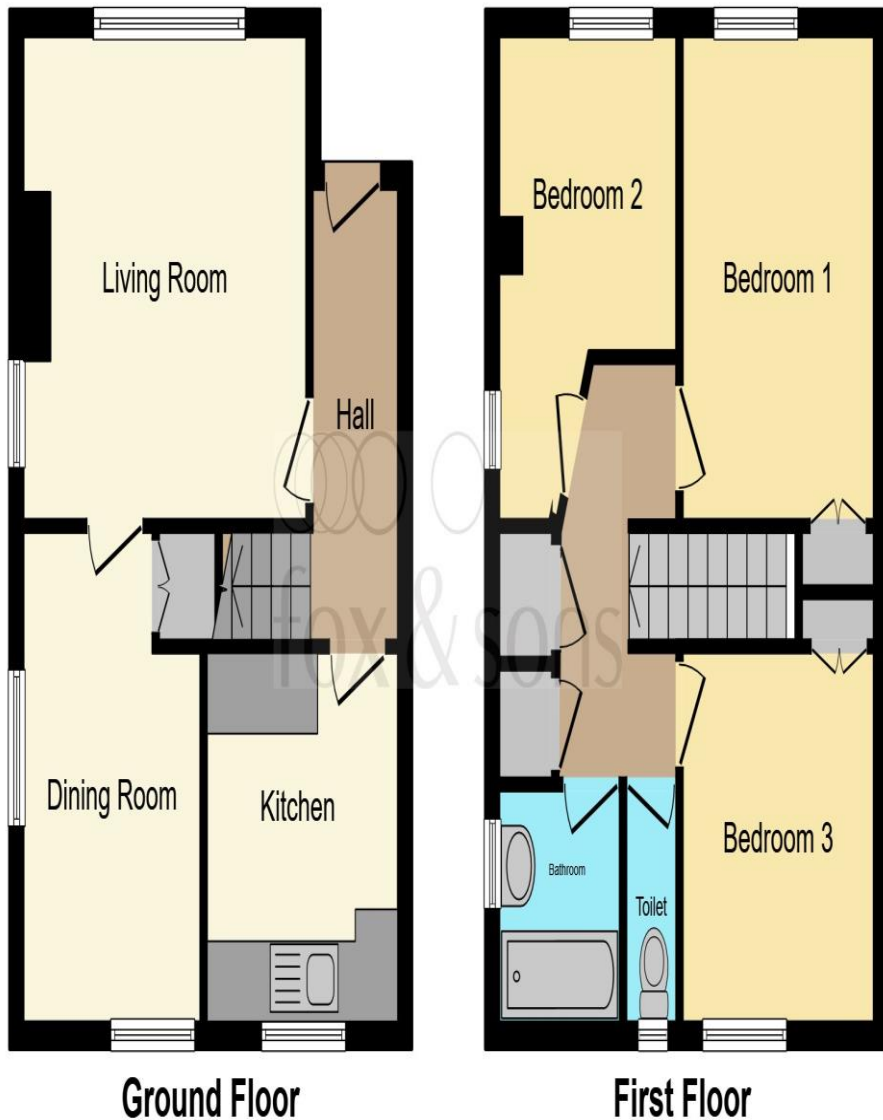
The ground floor benefits from a kitchen separate dining room, and lounge. On the first floor you will find two double bedrooms with built-in wardrobes, and a single bedroom all serviced by the family bathroom with a separate toilet, double glazing and gas central heating.

This House has great potential and an opportunity to extend/develop subject to relevant consents. The plot over is 111; a frontage of 34' rear garden 60' drive and parking for several cars. A large detached garage with electric, power points/ telephone point. Private rear garden with patio area and laid to lawn surrounding with side gate access.

Also offered with NO FORWARD CHAIN!!

Contact us directly on 02380618522 to arrange an internal viewing!!





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



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

12' x 12' (3.66m x 3.66m)

Dining Room

8' 7" x 12' 6" (2.62m x 3.81m)

Kitchen

8' 8" x 9' 1" (2.64m x 2.77m)

Bedroom One

12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m)

Bedroom Three

12' 1" x 8' 4" (3.68m x 2.54m)

Garage

22' 3" x 10' 1" (6.78m x 3.07m)

welcome to

23 Consort Close, Eastleigh, SO50 4JA

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Property
- Garage & Driveway Suitable For Multiple Cars
- Private Rear Garden With Side Gate Access
- Built-in Wardrobe To Bedroom Two
- Separate Dining & Lounge Area

Tenure: Freehold EPC Rating: D

guide price

£335,000



This 3 bed detached family home is set in a discreet cul-de-sac on the northern fringe of Eastleigh, which is tucked between Winchester and Southampton.

The railway station is within walking distance to Eastleigh town centre and has direct lines to London Waterloo, Winchester and Southampton. Southampton Airport, M3 and M27 are also close by. Eastleigh town centre has a good range of shops, leisure facilities and school catchments areas.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106159



Property Ref:
ELH106159 - 0005

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.



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk