



Ferndale, Hedge End, Southampton, SO30 0PP



welcome to

Ferndale, Hedge End Southampton

Fox & Sons are pleased to present this two bedroom bungalow in the popular area of Ferndale, Hedge End. Close to local green spaces and parks as well as a short distance from Hedge End Village. In need of some modernisation, this property is the perfect project to make your own!



Nestled in the sought-after area of Ferndale, Hedge End, this well-proportioned two-bedroom terraced bungalow offers a fantastic opportunity for those seeking a home with convenience, comfort, and scope to add personal touches.

The property features a welcoming living space, a fitted kitchen with a selection of integrated appliances, and a bathroom ready for a touch of modernisation. Bedroom one benefits from built-in wardrobes, providing excellent storage, while the second bedroom offers flexibility for guests, a home office, or hobbies.

A bright and practical lean-to with a double-glazed door extends the living space and leads to a low-maintenance rear garden-perfect for enjoying the outdoors without the need for extensive upkeep.

Located close to open green spaces and beautiful parks, this home is within walking distance of the scenic River Hamble Country Park and the amenities of Hedge End village centre. Local shops, cafés, and community facilities are all easily accessible, making day-to-day life convenient and enjoyable.

With its appealing location, practical layout, and the opportunity to update to your taste, this bungalow is ideal for downsizers, first-time buyers, or anyone seeking a relaxed lifestyle in a friendly neighbourhood.

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 Hall

Lounge

11' 2" x 16' 8" (3.40m x 5.08m)

Kitchen

7' 3" x 7' 11" (2.21m x 2.41m)

Lean To

6' 8" x 8' 4" (2.03m x 2.54m)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Close to Local Green Spaces & Ameneties

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEE106191 - 0002

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.

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fox & sons



01489 785269



HedgeEnd@fox-and-sons.co.uk



Stirling House, 5 St. Johns Road, Hedge End,
SOUTHAMPTON, Hampshire, SO30 4AA



fox-and-sons.co.uk