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# Southcliff Road, Southampton

## Auction Guide £220,000



For sale by Modern Method of Auction is this spacious four bedroom house with fantastic renovation potential also offering a good investment opportunity.

Nestled in the sought-after Inner Avenue area, this generously proportioned four-bedroom house presents a rare opportunity for buyers looking to put their own stamp on a property. In need of modernisation throughout, this home offers excellent scope for improvement and the chance to create a stylish, contemporary living space tailored to your taste.

The property comprises two reception rooms, family bathroom, a kitchen with access to the rear, and four well-sized bedrooms upstairs. High ceilings and large windows throughout ensure plenty of natural light and a sense of space.

Ideally located close to local schools, shops, and transport links, this home is perfect for families, investors, or anyone looking for a rewarding renovation project. With the right vision, this property has the potential to become a stunning family residence.

### Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

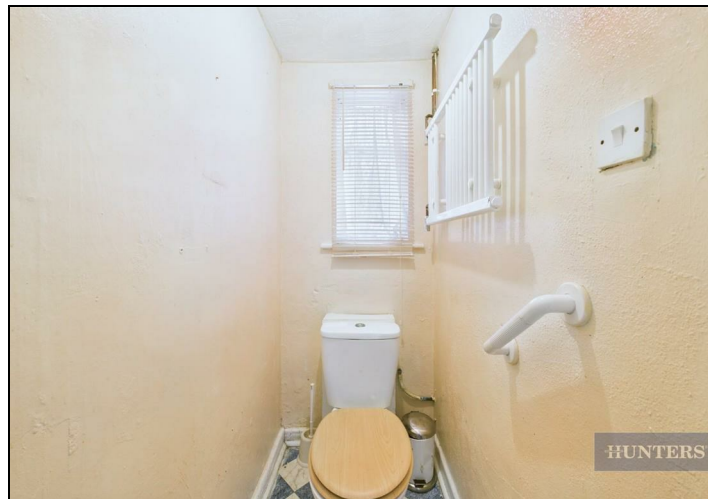
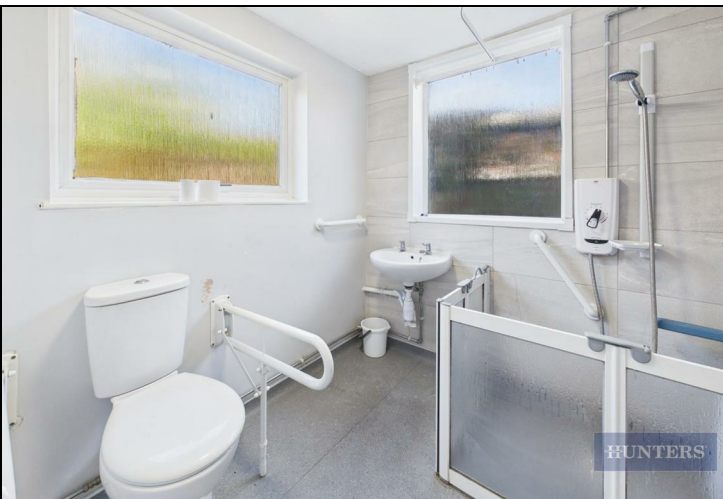
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## KEY FEATURES

- For Sale by Modern Method of Auction
  - T & C's Apply
  - Subject to Reserve Price
  - Buyers Fees Apply
- In Need of Modernisation
  - End-Terrace
- Downstairs Bathroom
  - Four Bedrooms
  - Permit Parking
- Offered with No Chain











Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

104.4 m<sup>2</sup>  
1124 ft<sup>2</sup>

(1) Excluding balconies and terraces

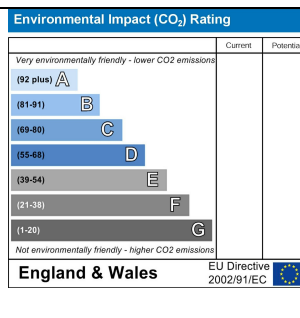
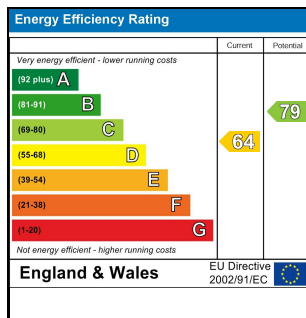
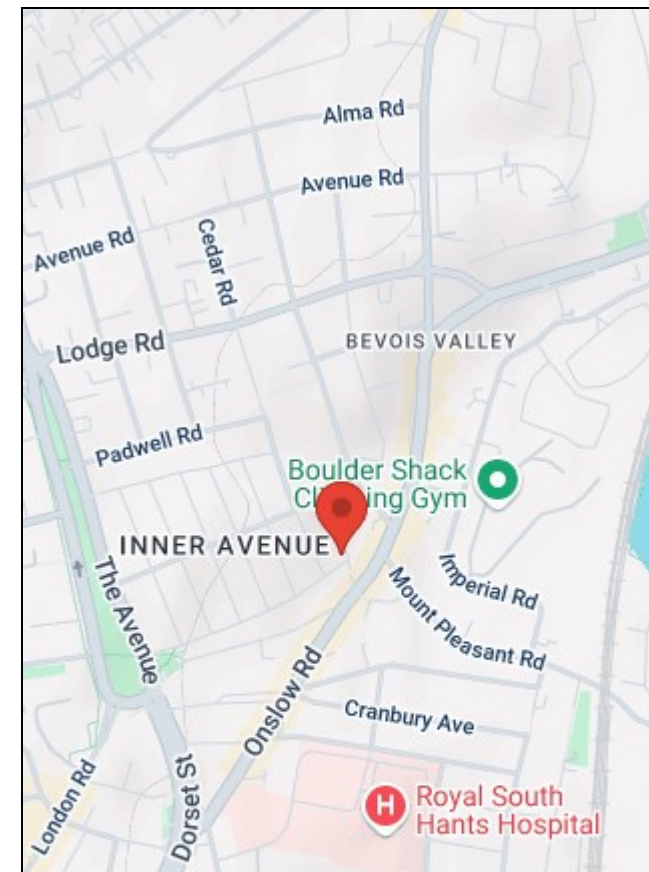
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720

[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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