

for sale

guide price **£225,000** Freehold



Vardy Close Southampton SO19 0NR

NO CHAIN is offered on this spacious 3 bedroom family home which enjoys 2 receptions and a garage.



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Property Details

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Local Information.

Within in the immediate area is Antelope Park which has a mix of retail and convenience restaurants including Lidl, The Range, KFC, Costa Coffee and Greggs.

If you are a dog walker or like outside space, Donkey Common offers a mix of open space and wooded areas.

A little further on is Sholing Valley which runs from Weston Shore to Netley Common

At the end of Bursledon Road is Junction 8 of the M27 and a large Tesco Superstore.

The village of West end is located just north of Sholing and is home to Hampshire County Cricket which not only hosts County and International matches, but also live music events

Hedge End, which is also nearby, not only offers a village environment, but a large retail park with many high street brand outlets, such as Marks and Spencers, Next, Bradbeers Furniture Store, Smyths Toy Store, TK Max and many more including Sainsburys Superstore.

Measurements

Porch

Entrance Hallway

Lounge

15' x 10' 6" (4.57m x 3.20m)

Dining Room

9' 2" x 8' 8" (2.79m x 2.64m)

Kitchen

9' 1" x 7' 4" (2.77m x 2.24m)

Bedroom 1

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom 2

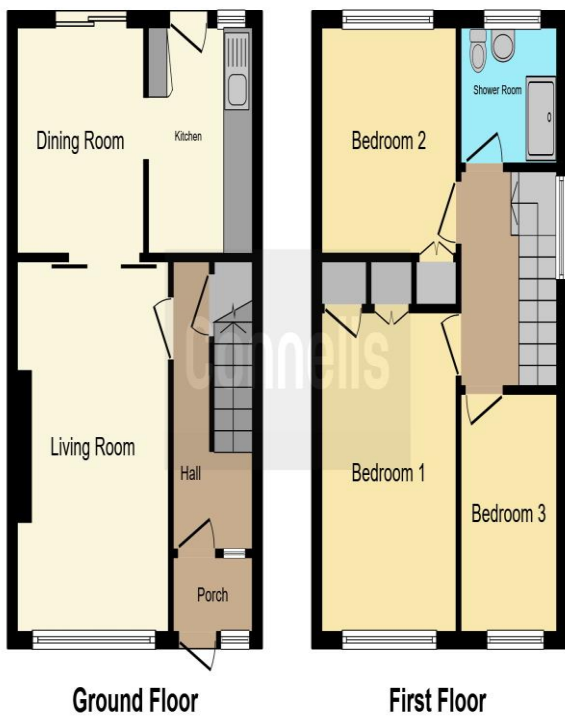
9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom 3 10' x 7' (3.05m x 2.13m)

Family Bathroom

Bathroom





To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: Awaited

Property Ref: BTN106097 - 0014

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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