



Connells

Bay Road
Southampton



Property Description

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

If you enjoy the outside space, Sholing Valley which runs from Weston Shore to Netley Common and is on your doorstep

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.

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.

Approach

There is parking located at the rear of the property and a front path leads to the front door.

Ground Floor

The entrance hall way gives ample area for shoes and coats.

A ground floor cloakroom with a wash hand basin gives modern facilities to family life.

The kitchen breakfast room has ample cupboards both floor and wall mounted with contrasting work surfaces sweeping around three sides.

Double doors give additional access to the full width lounge / diner with views of the rear garden.

First Floor

Here are the three bedrooms and family bathroom.

Rear Garden

An enclosed rear garden is mainly laid to lawn and has pedestrian access via a gateway to the allocated parking

Rooms & Measurements

Entrance Hallway

Cloakroom

Lounge/diner

15' 8" x 11' 9" (4.78m x 3.58m)

Kitchen/breakfast Room

13' 11" x 9' (4.24m x 2.74m)

Bedroom1

13' 1" Max x 9' 2" Max (3.99m Max x 2.79m Max)

Bedroom 2

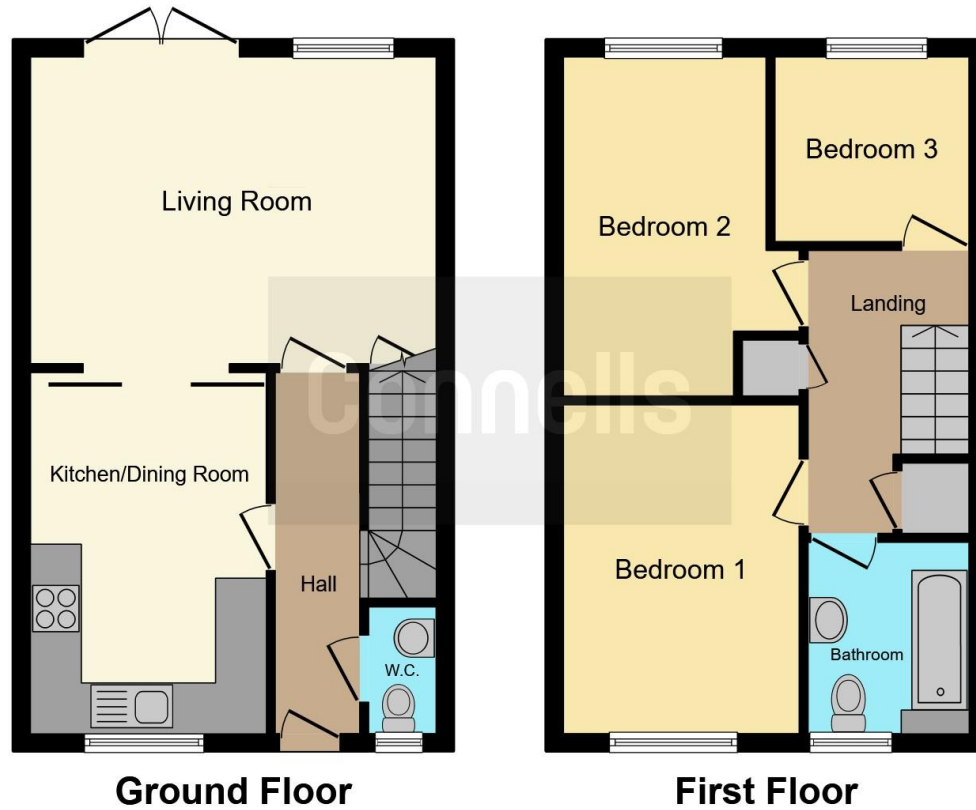
12' 9" x 9' 1" (3.89m x 2.77m)

Bedroom 3

7' 6" x 7' 3" (2.29m x 2.21m)

Bathroom





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.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BTN106849](https://www.connells.co.uk/Property/BTN106849)



Tenure: Freehold



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