



Connells

Newbridge
Netley Abbey Southampton



Property Description

Embrace tranquillity in this three-bedroom semi-detached abode, nestled in the heart of serene Netley Abbey.

Begin your journey with a welcoming driveway and garage.

Inside a cosy lounge awaits, perfect for unwinding after a long day. The fitted kitchen beckons culinary creativity, while the rear garden offers a peaceful retreat amidst nature's embrace.

With three spacious double bedrooms and a well-appointed bathroom, every corner of this home exudes comfort and convenience.

Located in a charming, quiet residential area close to Netley Shore and Hamble, seize the opportunity to make this your sanctuary through modern auction with no chain.

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.

Entrance Porch

Small porch with hanging space.

Lounge

21' 5" max x 11' 4" max L Shape (6.53m max x 3.45m max L Shape)
Double glazed widow to front of aspect. Double glazed sliding door to rear garden. Radiator.

Kitchen

8' 2" max x 11' 4" max (2.49m max x 3.45m max)
Double glazed window to rear aspect. Fitted kitchen with wall and base units. Space for oven, washing machine and fridge freezer.

Bedroom 1

12' 4" x 8' 2" (3.76m x 2.49m)
Double glazed window to front aspect. Built in
draws and wardrobe. Radiator. Carpet.

Bedroom 2

8' 2" x 9' 1" (2.49m x 2.77m)
Double glazed window to front aspect. Built in
wardrobe. Air vent in ceiling.

Bedroom 3

9' 5" max into wardrobe x 9' 4" (2.87m max
into wardrobe x 2.84m)
Double glazed window to rear aspect.
Radiator.

Bathroom

6' 7" max x 5' 2" max (2.01m max x 1.57m
max)
Shower over bath. Wash hand basin. WC.

Outside

To the front. Driveway with small lawn area.
To the rear. Side access. Patio area. Lawn
area. Enclosed.

Garage

8' 1" max x 4' 6" max (2.46m max x 1.37m
max)





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

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EPC Rating: C

[view this property online connells.co.uk/Property/BTN106634](http://connells.co.uk/Property/BTN106634)

Tenure: Freehold



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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