



Connells

77a Newtown Road
SOUTHAMPTON



Property Description

Welcome to this charming three-bedroom semi-detached house Weston.

This property boasts a driveway and garage and potential to extend to the front offering ample parking space.

Step inside to discover a well-appointed fitted kitchen, a cosy lounge with patio doors leading to the garden, and an additional reception/dining room perfect for entertaining guests.

Convenience is key with a downstairs cloakroom adding to the functionality.

Upstairs, three generously-sized bedrooms await, with the master bedroom featuring built-in wardrobes and picturesque views of allotments and fields. A bathroom completes the upper level.

Outside, a private rear garden beckons, providing a lawn and brick shed. Access to the garage adds further convenience.

Though in need of modernisation, this property presents an exciting opportunity for buyers with a vision. Whether you're seeking a family home or an investment opportunity, this character-filled abode, offered via auction, holds immense potential to be transformed into your dream haven.

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 Hall

Door to front aspect. Under stairs cupboard.

Lounge

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

Double glazed patio doors to rear aspect. Wooden floors. Wooden beams in ceiling.

Reception/Dining Room

Irregular Shaped Room 13' 1" x 10' 6" (3.99m x 3.20m)

Double glazed window to front aspect. Radiator. Wooden flooring. Stained privacy window to rear. Wooden door with glass leading to downstairs cloakroom and door to garden.

Cloakroom

WC. Wash hand basin.

Kitchen

15' 1" x 7' 11" (4.60m x 2.41m)

Double glazed window to front aspect. Roll top worktop. Integral hob and extractor fan. Space for appliances. Stainless steel sink and drainer. Radiator.

Bedroom 1

12' 2" plus wardrobe x 11' (3.71m plus wardrobe x 3.35m)

Double glazed window to rear aspect. Wooden floor boards. Built in wardrobe and units.

Bedroom 2

13' 1" x 10' 7" (3.99m x 3.23m)

Double glazed window to front aspect. Radiator.

Bedroom 3

14' 2" x 6' 5" (4.32m x 1.96m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Bath. WC. Wash hand basin. Towel radiator.

Outside

To front. Driveway and garage with lawn area and trees. Potential to extend off road parking.

Rear garden. Mainly laid to lawn with brick shed. Very private with allotments to rear and side. Access to rear door of garage.

Garage

16' 2" x 8' (4.93m x 2.44m)

Agent Notes

Probate has been Granted.





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BTN106844



Awaiting Photograph

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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