

for sale

guide price **£280,000** Leasehold



Ruby Road Southampton SO19 7NA

Your ideal retreat in Bitterne, a charming three-bedroom chalet bungalow featuring a spacious lounge diner, fitted kitchen, and master bedroom with en-suite. With a low-maintenance rear garden, garage access, sold with no chain via auction, this delightful home is ready for your personal touch.



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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 4.5% 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.

Lounge/Diner 23' 10" x 10' 11" (7.26m x 3.33m)

Double glazed bay window to front aspect. Brick Fireplace. Radiator. Leads to dining area. Window to rear aspect. Dining area leads to conservatory.

Conservatory 18' 6" x 7' 7" (5.64m x 2.31m)

Double glazed windows around. Double door leading to garden.

Kitchen 9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed window to rear and side aspect. Door to rear aspect. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Space for appliances. Part tiled.

Bedroom 2 11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed bay window to front aspect. Built in wardrobes. Radiator.

Bedroom 3/ Office 8' 5" x 5' 8" (2.57m x 1.73m)

Double glazed window to rear aspect. Currently used as office space. Radiator.

Bathroom

Ground floor. Bath with shower over. WC. Wash hand basin. Towel rail. Mirror cabinet.

Bedroom 1 14' 5" x 10' 1" (4.39m x 3.07m)

First Floor. Double glazed window to front aspect. Storage cupboards. Door to en-suite.

En-Suite

Double glazed window. Shower cubicle. WC. Wash hand basin. Radiator.

Outside

To the front. Private entrance surrounded by hedges. Driveway. Shingle and shrubs. Metal gate to rear garden.

Rear garden, Low maintenance with patio. Shed and garage access.

Garage access from side of road and rear garden. Up and over door to front. Door to rear. Window to side.





To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

Tenure: Leasehold

EPC Rating: E

Property Ref: BTN107017 - 0002

This is a Leasehold property with details as follows; Term of Lease 900 years from 29 Sep 1901. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold costs

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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