



**Connells**

Stapleton Road  
Portsmouth



## Property Description

Nestled in the sought-after Stapleton Road, this well-maintained end of terrace house offers a blend of comfort and convenience, making it an ideal investment opportunity.

Upon entering, you'll be welcomed by a spacious lounge featuring a bay window, allowing natural light to flood the room. A separate dining room provides a perfect setting for family meals and entertaining.

The fitted kitchen is well-equipped, catering to all your culinary needs. Additionally, the ground floor includes a four-piece suite bathroom.

The first floor houses two generous double bedrooms, each offering a peaceful retreat at the end of the day.

Outside, the rear garden is a delightful space with a patio area, lawn, and a brick outbuilding, perfect for storage or as a potential workshop.

This property is being sold via modern auction, presenting a fantastic opportunity for investors or first-time buyers.

## 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

UPVC front door.

## Lounge

13' 7" max x 12' 7" max ( 4.14m max x 3.84m max )

Double glazed bay window to front aspect. Wooden panelling. Shelving. Laminate flooring, Radiator.

## Dining Room

12' 11" x 9' 11" ( 3.94m x 3.02m )

Double glazed window to rear aspect. Under stairs storage cupboard. Radiator.

## Kitchen

11' 8" x 12' 8" plus bay ( 3.56m x 3.86m plus bay )

Double glazed bay window to side aspect. Fitted kitchen with wall and base units. Gas hob. Tiled flooring. Space for appliances.

## Bedroom 1

13' x 12' 3" max ( 3.96m x 3.73m max )  
Double glazed window to front aspect.  
Carpet. Radiator.

## Bedroom 2

12' 11" x 10' plus wardrobe ( 3.94m x 3.05m  
plus wardrobe )  
Double glazed window to rear aspect.  
Radiator. Carpet.

## Bathroom

Double glazed window side and rear aspect.  
WC. Wash hand basin. Bath. Shower cubicle.  
Tiled. Lino flooring.

## Outside

To the front. Brick wall and path to front door.  
On road parking.  
To the rear. Brick built outbuilding with  
window. Lawn. Path and patio area.

## Agent Notes

Garage not included in the sale of this  
property.





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](http://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/BTN106909](http://connells.co.uk/Property/BTN106909)**



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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