



Connells

Gerard Crescent
Southampton



Property Description

For sale via modern auction with no chain, this charming three-bedroom mid-terraced home in Thornhill offers incredible potential and is ideal for those looking to put their own stamp on a property.

While in need of some modernisation, it boasts a solid foundation for future transformation.

As you approach, a quaint picket fence and pathway welcome you to the front door.

Inside, the entrance hall leads to a spacious lounge complete with an electric fireplace, perfect for cosy evenings.

The fitted kitchen provides ample space for culinary creations, and the adjacent utility room adds extra convenience.

Upstairs, the home offers three well-proportioned bedrooms, including a master with built-in wardrobes, offering ample storage.

A family bathroom and a separate WC complete the upper floor.

Outside, the rear garden is a delightful space, featuring a lawn, a path, a wooden shed/summer house, and mature flower borders, perfect for relaxation or gardening enthusiasts.

This home is a fantastic investment opportunity with potential for modernisation and value increase.

Don't miss out on the chance to create your dream home!

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

PVC door to front aspect. Two windows to front aspect. Tiled flooring.

Lounge

14' 3" x 11' 5" (4.34m x 3.48m)
Double glazed window to front aspect.
Electric fireplace. Radiator.

Kitchen

14' 4" x 10' 1" (4.37m x 3.07m)
Double glazed window and door to rear aspect. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Boiler on wall. Space for single cooker. Washing machine and fridge freezer. Tiled flooring.

Utility Room

10' 3" max x 5' 10" (3.12m max x 1.78m)
Double glazed windows to rear aspect.
Electrics. Space for appliances.

Bedroom 1

11' 4" plus recess x 11' (3.45m plus recess x 3.35m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m)
Double glazed window to rear aspect.
Radiator.

Bedroom 3

8' 11" x 7' 10" (2.72m x 2.39m)
Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed window to rear aspect. Wash hand basin. Shower over bath. Radiator.

Outside

To the front. On road parking. Picket fence around front garden. Path and lawn area.
To the rear. Garden mainly laid to lawn with path and fencing. Wooden shed/summer house. Water butts.

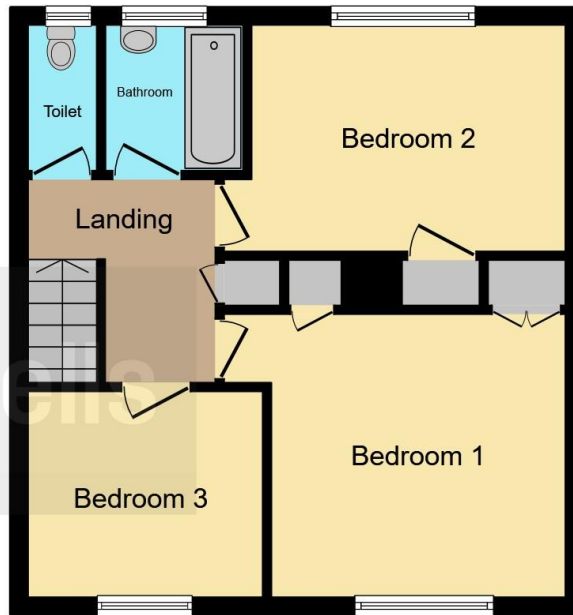
Agent Notes

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved





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

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EPC Rating: C

view this property online connells.co.uk/Property/BTN107053



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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