

for sale

guide price **£185,000**



107 Farringford Road Southampton SO19 6PF

A charming three-bedroom property offering spacious living, featuring a modern kitchen, comfortable bedrooms and a private garden. Perfectly situated, this home is conveniently located near local amenities and transport links.

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This delightful three-bedroom mid-terraced property is situated in the sought-after area of Thornhill. Perfect for families and first-time buyers alike, the home offers both comfort and convenience.

The property boasts a paved driveway, providing ample parking for multiple vehicles. Inside, you'll find a spacious living area, a well-equipped kitchen, and three generously sized bedrooms.

To the rear, the property benefits from a private, enclosed garden-an ideal space for relaxation, entertaining, or family activities.

Conveniently located close to local amenities, schools, and transport links, this home is a must-see. Contact us today to arrange a viewing!

KEY FEATURES

- **Three Bedrooms**
- **Driveway**
- **NO CHAIN**
- **Private enclosed garden**
- **School Catchments area**



Driveway

Paved Driveway

Hallway

Laid to Laminate access to Lounge and Kitchen

Lounge

11' 9" Max x 13' 3" Max (3.58m Max x 4.04m Max)

Double glazed window to front aspect, radiator

Kitchen/Diner

19' 5" x 8' 7" (5.92m x 2.62m)

Double glazed window and door to rear aspect, wall and base units.

Bedroom 1

13' 2" plus recess into Wardrobe x 8' 10" (4.01m plus recess into Wardrobe x 2.69m)

Double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 2

11' 7" max x 10' 7" max (3.53m max x 3.23m max)

Double glazed window to front aspect, radiator

Bedroom 3

8' 6" max x 7' 11" max (2.59m max x 2.41m max)

Double glazed window to front aspect.

Bathroom

Shower over bath, WC, hand wash basin, Double glazed windows to rear aspect.

Outside

Private enclosed rear garden, with outbuilding for storage.

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).

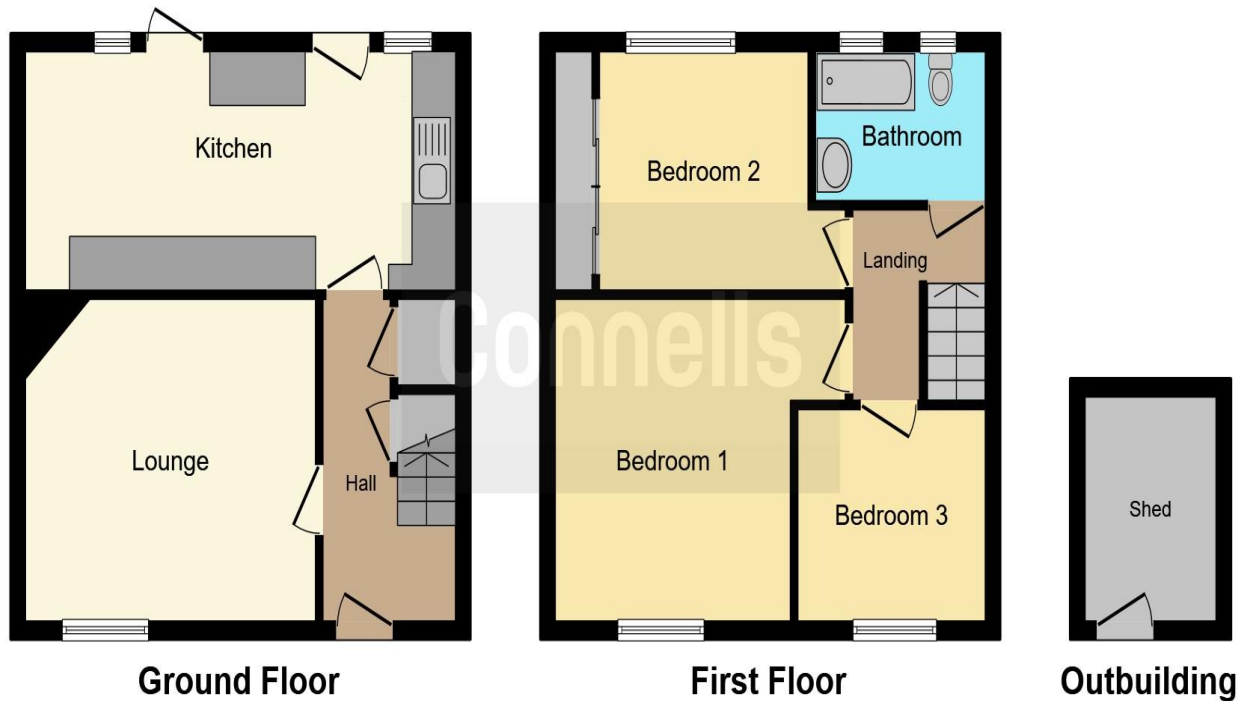
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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.







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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 SOUTHAMPTON SO18 6TG

Property Ref: BTN107215 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/BTN107215

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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