

for sale

guide price **£265,000**



## Botley Road Southampton SO19 0NQ

This spacious three-bedroom semi-detached home in Sholing features from a bright lounge with a bay window, a dining room opening onto a fitted kitchen, a conservatory with access to a cloakroom. Generous bedrooms, a large rear garden and a workshop/garage for the perfect family home.



# Botley Road Southampton SO19 0NQ

## 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 Hall

Double glazed door to front aspect. Double glazed window to front aspect

## Lounge

13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed window to front aspect. Electric radiator. TV & telephone p

## Dining Room

11' 3" x 10' 5" ( 3.43m x 3.17m )

Double glazed sliding doors to conservatory. Radiator.

## Kitchen

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed window to side aspect. Fitted kitchen with wall and base fridge freezer and dishwasher. Stainless steel sink and drainer. Boiler on t

## Conservatory

13' x 10' 1" ( 3.96m x 3.07m )

Double glazed window to rear aspect. Double glazed patio doors. Built machine and tumble dryer. Radiator. Electric.

## Cloakroom

Double glazed window to side aspect. Wash hand basin with cupbrc  
Extractor fan.

## Landing

Stairs from hallway to landing. Double glazed window to side aspect.

## Bedroom 1

13' 9" x 12' 1" ( 4.19m x 3.68m )

Double glazed window to front aspect. Fitted wardrobes. Radiator.

## Bedroom 2

11' 3" max x 10' 6" max into wardrobe ( 3.43m max x 3.20m max into wai

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

## Bedroom 3

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed window to rear aspect. Radiator.

## Shower Room

Double glazed window to front aspect. Corner shower cubicle. WC. 1  
cupboards. Heated towel rail. Loft access.

## Outside

To the front. Large driveway for multiple cars. Side access.

To the rear. Split garden with patio area and wooden fence leading to Large workshop/garage. Side access.



Introducing this spacious three-bedroom semi-detached home, ideally located in the desirable area of Sholing.

As you arrive, you're greeted by a generous driveway providing ample parking space.

Inside, the welcoming entrance hall leads to a bright and airy lounge, complete with a charming bay window and a feature brick fireplace, creating a cosy atmosphere.

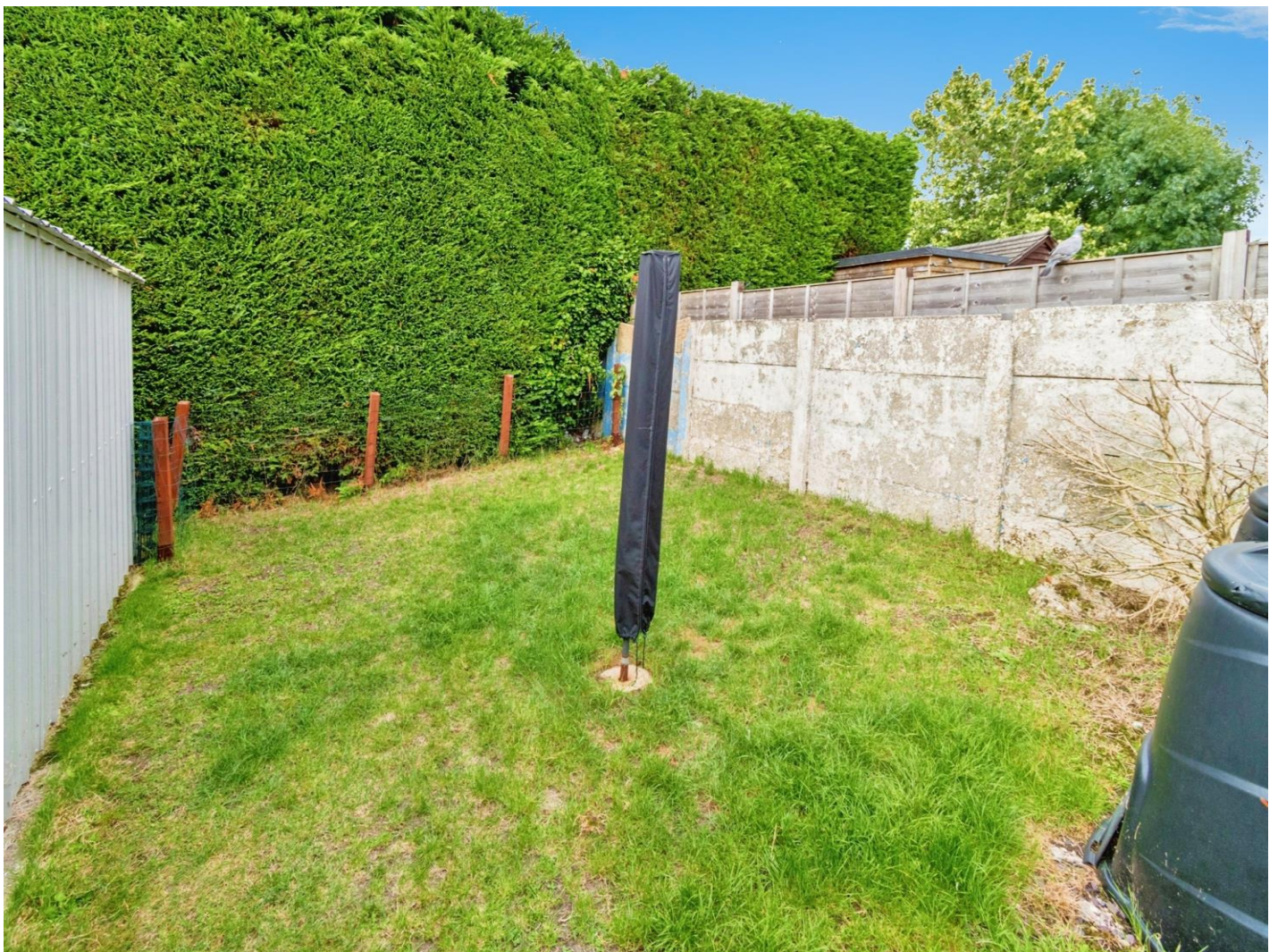
A separate dining room opens into the well-fitted kitchen, with doors leading to a delightful conservatory, which also benefits from a convenient downstairs cloakroom.

Upstairs, you'll find three well-proportioned bedrooms, two of which boast built-in wardrobes, and a modern shower room. The rear garden is beautifully divided into a lawned area and a patio, perfect for outdoor entertaining, and includes a large workshop/garage for added versatility.

Situated in a sought-after part of Sholing, this lovely home is close to schools, parks, and excellent transport links, making it the perfect choice for families seeking both space and convenience. A must-see 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)

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Property Ref: BTN107252 - 0008

**Tenure:** Freehold

**EPC Rating:** D

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