

for sale

guide price **£200,000**



Manor Road North Southampton SO19 2EB

This three bedroom semi-detached family home is now available on the market. The property benefits from open plan lounge/diner, kitchen, conservatory, three bedrooms, family bathroom and private rear garden. Side gate access and double Garage to rear.

Manor Road North Southampton SO19 2EB

Introducing this three-bedroom semi-detached family home. Situated in a sought-after location of Woolston, which is well known for their good school catchments and local amenities.

As you arrive, you're greeted by a tarmac path with side gate access to the rear garden. Double garage situated to the rear.

Inside, the welcoming entrance hall leads to open plan lounge/diner, with a charming bay front windows and a feature fireplace, creating a cosy atmosphere with doors leading to the conservatory to rear, which opens out onto the rear garden.

Upstairs, you'll find two well-proportioned modern style bedrooms and one smaller room. All allowing natural light within the space. Family bathroom to the front, which benefits from a bath with shower attachment over.

The rear garden is has a patio area, perfect for outdoor entertaining and a path leading to a large greenhouse to the rear for added versatility.

This lovely home is within close proximity of Ludlow Infant School, local amenities available nearby, with excellent transport links, making it the perfect choice for families seeking both space and convenience.

NO FORWARD CHAIN!!

An internal viewing is highly recommended!



Entrance Hall

laid to carpet, radiator to side;

Lounge/Diner

26' 5" into bay x 10' 2" max (8.05m into bay x 3.10m max)

lounge- double glazed window to front, laid to carpet, three radiators to fr

diner- laid to carpet, electric fire place, radiator to side, single glazed door

Kitchen

13' 9" x 6' 6" (4.19m x 1.98m)

Double glazed window to rear and side, double glazed door to side, radia
units, roll top work surfaces, electric hob, electric oven/grill, integral fr
dishwasher, splash back tiles, pantry under stairs with space for tumble di

Conservatory

10' 1" x 6' 1" (3.07m x 1.85m)

Tiled flooring, double glazed window and door to rear;

Bedroom One

13' 4" into bay x 10' 7" (4.06m into bay x 3.23m)

Double glazed bay front window, radiator to front, laid to carpet;

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to rear carpet, radiator to rear, laid to carpet;

Bedroom Three

9' 3" x 7' (2.82m x 2.13m)

Double glazed window to rear, radiator to rear, laid to carpet;

Bathroom

Tiled walls and flooring, double glazed window to front, radiator to side, :
basin, WC, mirrored cupboard;

Front Garden

Private enclosed, mature shrubs and trees, dwarf brick wall;

Rear Garden

bordered with mature shrubs, path to double garage, access to rear;

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.

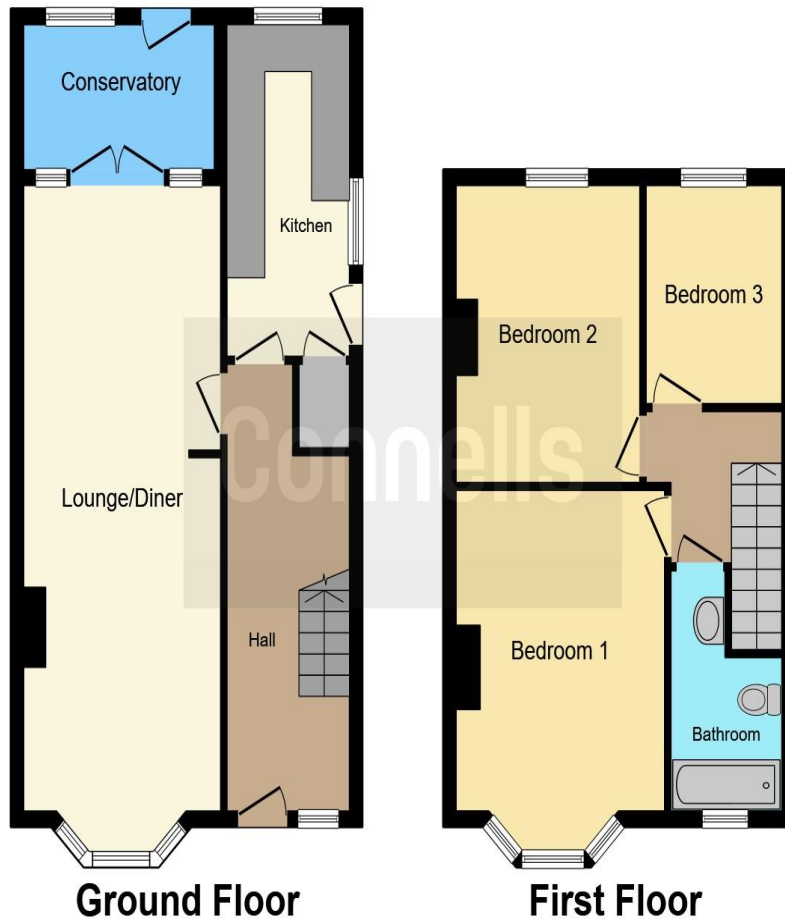
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

Property Ref: BTN107253 - 0009

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/BTN107253

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk