



Connells

Bridge Road
Southampton



Property Description

Introducing this spacious three-bedroom semi detached family home. Situated in the location of Woolston, which is well known for their good school catchments.

Inside, the welcoming entrance hall leads to a bright and airy lounge, complete with a charming bay front windows and a feature brick fireplace, creating a cosy atmosphere. Open plan kitchen/dining room with a back door leading to the rear garden. To the right of the back door leads to a family bathroom, this benefits from a bath with a shower attachment, double glazed windows to side and rear.

Upstairs, you are greeted by a spacious landing. To the left of the landing, you will find an upstairs bathroom, with a handwash basin, radiator and shower. You'll also find two well-proportioned modern style bedrooms and one smaller room. All bedrooms benefits from double glazed windows, all allowing natural light within the space.

This private and enclosed rear garden is divided into a laid to lawn area and patio, perfect for outdoor entertaining.

This lovely home is within close proximity of Ludlow Infant/Junior School & Oasis Academy School, Mayfield Park and Woodmill Park. Local amenities available nearby, with excellent transport links, making it the perfect choice for families seeking both space and convenience.

An internal viewing is highly recommended!

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.

Lounge

16' Max x 14' 3" Into bay (4.88m Max x 4.34m Into bay)

Double glazed bay window to front, open fireplace, laminate flooring, radiator:

Kitchen/Diner

16' Max x 13' 2" Max (4.88m Max x 4.01m Max)

Gas hob & oven, ceramic sink, plumbing for washing machine:

Diner

Double glazed back door to rear, wall & base units, roll top work surfaces, laminate flooring:

Upstairs Bathroom

Double glazed window to front, WC, handwash basin, radiator, shower:

Bedroom 1

11' 4" Max x 10' 2" Max (3.45m Max x 3.10m Max)

Double glazed window to front:

Bedroom 2

13' 2" Max x 7' 7" Max (4.01m Max x 2.31m Max)

Double glazed window to rear:

Bedroom 3

10' 2" Max x 6' Plus wardrobe (3.10m Max x 1.83m Plus wardrobe)

Double glazed window to rear:

Bathroom

Double glazed window to side and rear, shower over bath, laid to laminate, w/c, handwash basin, radiator:

Rear Garden

Private & enclosed, laid to lawn, brick wall, some patio:





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: D

view this property online connells.co.uk/Property/BTN107273

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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