



Dean Road  
Southampton



Dean Road  
Southampton SO18 6AS

for sale guide price  
**£325,000**



### Property Description

Nestled in the heart of Bitterne, this charming three-bedroom detached home presents a fantastic opportunity for those seeking a spacious family residence with immense potential.

While in need of modernisation, this property offers a canvas for creating your dream home. As you approach, a large driveway and a well-maintained front garden provide a welcoming first impression.

Step inside to find a hallway with ample storage space, leading to a bright and airy lounge featuring a bay window, which flows seamlessly into the open-plan dining room.

The dining area opens to a conservatory, offering additional living space and direct access to the garden.

The fitted kitchen also connects to the conservatory and features a convenient downstairs cloakroom and garden access.

Upstairs, three generously sized bedrooms await, two of which come with built-in wardrobes.

A family bathroom serves the upper level, offering practicality for busy households.

The well-maintained rear garden is a true highlight, boasting a patio area, lawn, greenhouse, wooden shed, and mature plant and flower borders-ideal for gardening enthusiasts.

With no forward chain, this spacious and versatile property is a wonderful opportunity for a family to create a stunning home tailored to their tastes.

### 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

Door to side aspect. Window to front aspect. Storage space for shoes.

### Entrance Hall

Door to front aspect. Radiator. Stairs to landing. Under stairs storage.

### Lounge

12' 5" Plus Bay x 10' 11" ( 3.78m Plus Bay x 3.33m )

Double glazed bay window to front aspect. Radiator. Gas fire.

### Dining Room

12' 5" max x 12' 1" ( 3.78m max x 3.68m )

Double glazed window and door to rear leading to conservatory, rear aspect. Radiator. Gas fire.

### Conservatory

16' 9" x 6' 1" ( 5.11m x 1.85m )

Double glazed door and window leading to garden. Boiler. Access to WC.

### Cloakroom

Wash hand basin. WC. Small square window.

### Bedroom 1

11' 4" max plus bay x 10' 11" max ( 3.45m max plus bay x 3.33m max )

Double glazed bay window to front aspect. Built in wardrobe. Radiator.

### Bedroom 2

12' 5" x 10' 5" plus wardrobe ( 3.78m x 3.17m plus wardrobe )

Double glazed window to rear aspect. Radiator. Built in wardrobe.

### Bedroom 3

8' 2" x 7' 6" ( 2.49m x 2.29m )

Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. WC. Wash hand Basin. Bath.

### Outside

To the front. Large driveway with gate. Lawn area with trees and borders. Side access.

To the rear. Patio area. Lawn area. Path. Greenhouse. Mature plant and flower borders.





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)

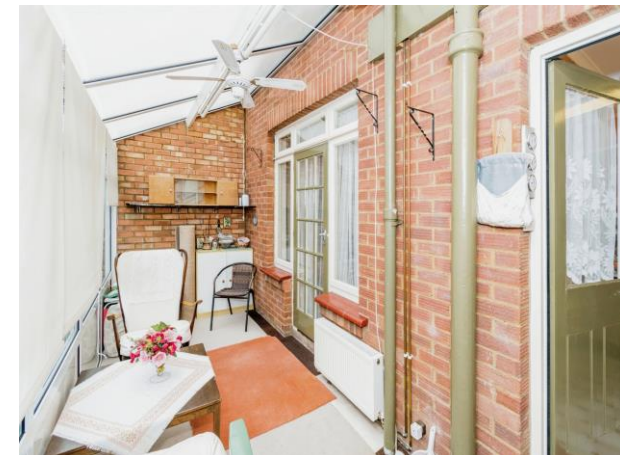
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**EPC Rating: C**

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Tenure: Freehold



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