



Connells

Sholing Road
Southampton



Property Description

Situated in the popular area of Sholing, this well-presented two-bedroom ground floor maisonette offers spacious living, a private garden, and excellent local convenience-making it ideal for first-time buyers, downsizers, or investors alike.

The property features a bright and generously sized lounge, perfect for both relaxing and entertaining. A separate kitchen provides ample cupboard and worktop space, with a practical layout for everyday living. There are two well-proportioned bedrooms, including a larger master bedroom that overlooks the front garden, and a versatile second bedroom-ideal as a guest room, nursery, or home office.

To the rear, a private garden offers a peaceful outdoor space, perfect for enjoying sunny days, gardening, or hosting friends and family. Additional benefits include efficient electric central heating system, double glazing, and on-street parking. Conveniently located close to local shops, schools, and excellent transport links-including Sholing and Woolston stations-this is a superb opportunity to own a comfortable, low-maintenance home in a sought-after location.

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.

Entrance Hall

12' 7" x 2' 9" (3.84m x 0.84m)

Front door.

Lounge

9' 5" x 17' 6" (2.87m x 5.33m)

Double glazed door to side access. Carpets. Electric Heater.

Kitchen

10' 2" x 8' (3.10m x 2.44m)

Double glazed window to side aspect. Fridge. Electric Hob. Washing machine. Extractor fan.

Bedroom 1

10' 8" x 8' 1" (3.25m x 2.46m)

Electric Heater. Double glazed window to rear access.

Bedroom 2

10' 8" x 11' 2" (3.25m x 3.40m)

Electric Heater. Double glazed window to front access.

Bathroom

9' 4" x 3' 8" (2.84m x 1.12m)

Bath. Toilet. Sink. Heated towel rail. Double glazed window to rear access.

KEY FEATURES

GROUND FLOOR

FRONT AND REAR GARDENS

NO CHAIN

MODERN BATHROOM

MAISONETTE

LONG LEASE

NO SERVICE CHARGE







To view this property please contact Connells on

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2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: E

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107574

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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