



Connells

Portsmouth Road
Southampton



Property Description

Situated along the ever-popular Portsmouth Road, this spacious three-bedroom home presents an exciting opportunity for buyers seeking a property with huge potential to modernise and add value. Requiring clearance and refurbishment throughout, the property offers a solid footprint, generous proportions, and excellent scope to create a truly impressive family home or investment.

Externally, the property benefits from a very large driveway, providing off-road parking for multiple vehicles - a highly desirable feature for this location. The frontage is further enhanced by attractive bay windows, allowing plenty of natural light to flood the interior.

Internally, the accommodation is well laid out and full of character. The living space features large bay windows and a charming wood burner fireplace, creating a warm and inviting focal point. The open-plan kitchen area offers ample room for reconfiguration to suit modern living, making it ideal for those looking to design a contemporary kitchen-diner.

The property comprises three well-proportioned bedrooms, a downstairs WC, and double glazed windows throughout, providing a solid foundation for renovation. To the rear, there is a good-sized garden, offering plenty of outdoor space for entertaining, family use, or further landscaping.

This home represents a fantastic opportunity for purchasers looking to put their own stamp on a property in a well-connected and desirable location.

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

Wooden door to front aspect. Single glazed window to front aspect. Stairs to 1st floor,

Cloakroom

Single glazed window to side aspect. WC. Wash hand basin. Built in cupboard. Combi boiler on wall.

Lounge

15' 6" x 14' 4" (4.72m x 4.37m)
Double glazed bay window to front aspect. Large log burner fireplace.

Kitchen/Diner

21' 2" x 15' 2" (6.45m x 4.62m)

Double glazed window to side aspect. Single glazed window and door onto Lean too. Fitted kitchen with wall and base units. Space for gas cooker, fridge, freezer and washing machine. Stainless steel sink and drainer. Large log burner fire place. TV port.

Lean Too

12' 2" x 11' (3.71m x 3.35m)

Double glazed window to rear aspect. Double glazed patio door.

Utility Area

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to rear aspect. Door to garden.

Landing

Stairs from hallway up to landing. Double glazed window to side aspect. Loft access.

Bedroom 1

16' 3" x 12' 6" (4.95m x 3.81m)

Double glazed bay window to front aspect. Gas central heating radiator.

Bedroom 2

13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to rear aspect. Fire place. Gas central heating radiator.

Bedroom 3

11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed window to front aspect. Gas central heating radiator. Storage over stairs.

Bathroom

Double glazed window to rear and side aspect. Shower cubicle. Bath tub. Wash hand basin. WC. Gas central heating radiator. Partly tiled.

Outside

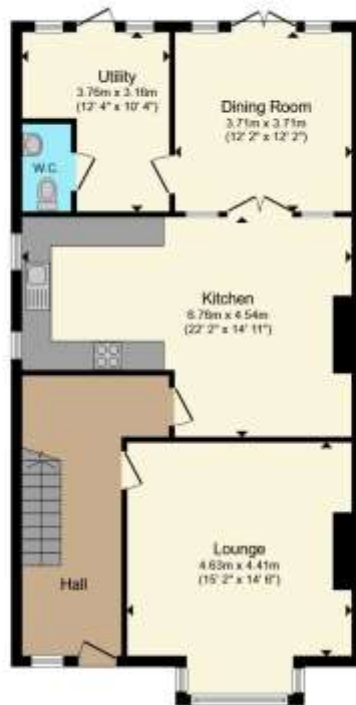
Off road parking for multiple cars.

Rear garden. Side access.

KEY FEATURES

- Large driveway with parking for multiple vehicles
- Three well-proportioned bedrooms
- Attractive bay windows and wood burner fireplace
- Open-plan kitchen and living space
- Downstairs WC and double glazed windows





Ground Floor



First Floor

Total floor area 151.6 m² (1,631 sq.ft.) approx

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.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BTN106611



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