



Connells

Imperial Avenue
Southampton

Imperial Avenue Southampton SO15 8PS

for sale guide price
£180,000



Property Description

CASH BUYERS!!! Offered to the market with excellent scope for improvement, this three-bedroom terraced house presents an ideal opportunity for buyers looking to modernise and add value.

The accommodation comprises an entrance hall, bay-fronted living room, separate dining room and kitchen to the ground floor, with a bathroom situated to the rear. Upstairs, there are three bedrooms, including two well-proportioned doubles and a further single bedroom.

While the property would benefit from updating throughout, it offers generous room sizes and plenty of potential to create a fantastic family home tailored to individual tastes and requirements.

Externally, there is a rear garden providing outdoor space and further potential for enhancement. Conveniently located close to local amenities, schools and transport links, this property is ideally suited to investors, developers and buyers seeking a renovation project. Early viewing is advised to appreciate the opportunity on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

Living Room

11' 4" x 10' 6" (3.45m x 3.20m)

Dining Room

13' 9" x 13' 3" (4.19m x 4.04m)

Kitchen

10' 5" x 8' 7" (3.17m x 2.62m)

Bathroom

8' 3" x 7' 5" (2.51m x 2.26m)

Stairs To First Floor

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two

13' 6" x 8' 7" (4.11m x 2.62m)

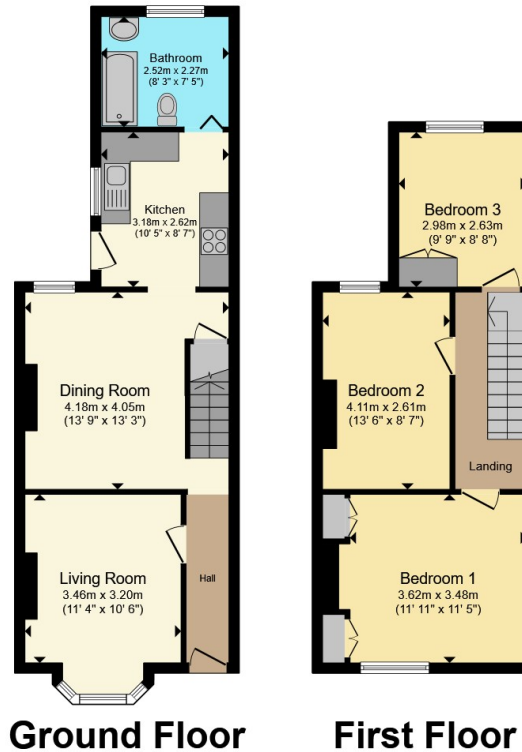
Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m)









Total floor area 88.0 m² (947 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

To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313234



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.

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