



Gainsford Road, Southampton SO19 7AU

welcome to

Gainsford Road, Southampton

CASH BUYERS ONLY!!

Don't miss out on this recently renovated two bedroom maisonette, featuring a modern kitchen and bathroom, generous rear garden and a driveway. Situated close to local amenities with great transport links nearby, a viewing is 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.

Front Garden

Shared pathway to access, front lawn.

Entrance Hall

Laminate flooring, access to all rooms, gas radiator.

Lounge

11' 9" x 10' 3" (3.58m x 3.12m)
Laminate flooring, TV point, sliding patio doors leading to the conservatory.

Kitchen

Stainless steel sink and drainer, double glazed window to the rear aspect, wall and base cupboard units, integrated fridge and freezer, electric oven and hob, laminate flooring.

Conservatory

9' 9" x 7' 5" (2.97m x 2.26m)
Laminate flooring, double patio doors leading to garden.

Bedroom One

10' 5" x 10' 3" (3.17m x 3.12m)
Carpet throughout, double glazed window to the front aspect, gas radiator, multiple power points.

Bedroom Two

9' 4" x 8' 4" (2.84m x 2.54m)
Carpet throughout, double glazed window to the front aspect, gas radiator, storage cupboard, multiple power points.

Bathroom

Bath with overhead shower, shower screen, wash hand basin with storage below, w/c, heated towel rail, double glazed window to the side aspect.

Rear Garden

Patio area with lovely views of River Itchen, access from conservatory and side access.





Welcome to this two bedroom maisonette which has been recently renovated throughout. Available with no onward chain and suitable for cash buyers only, the property features a spacious lounge with doors leading to the conservatory, boasting plenty of natural light. The fitted kitchen is modern with integrated appliances and plenty of storage. Both bedrooms are reasonably sized with a modern bathroom serving all the rooms.



Outside, the rear garden is generous in size featuring a patio area with views of the River Itchen. The property comes with a driveway for added convenience.

The vendor has advised the property was achieving a rental amount of £1,300pcm.

A viewing is highly recommended!



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Maisonette
- CASH BUYERS ONLY!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

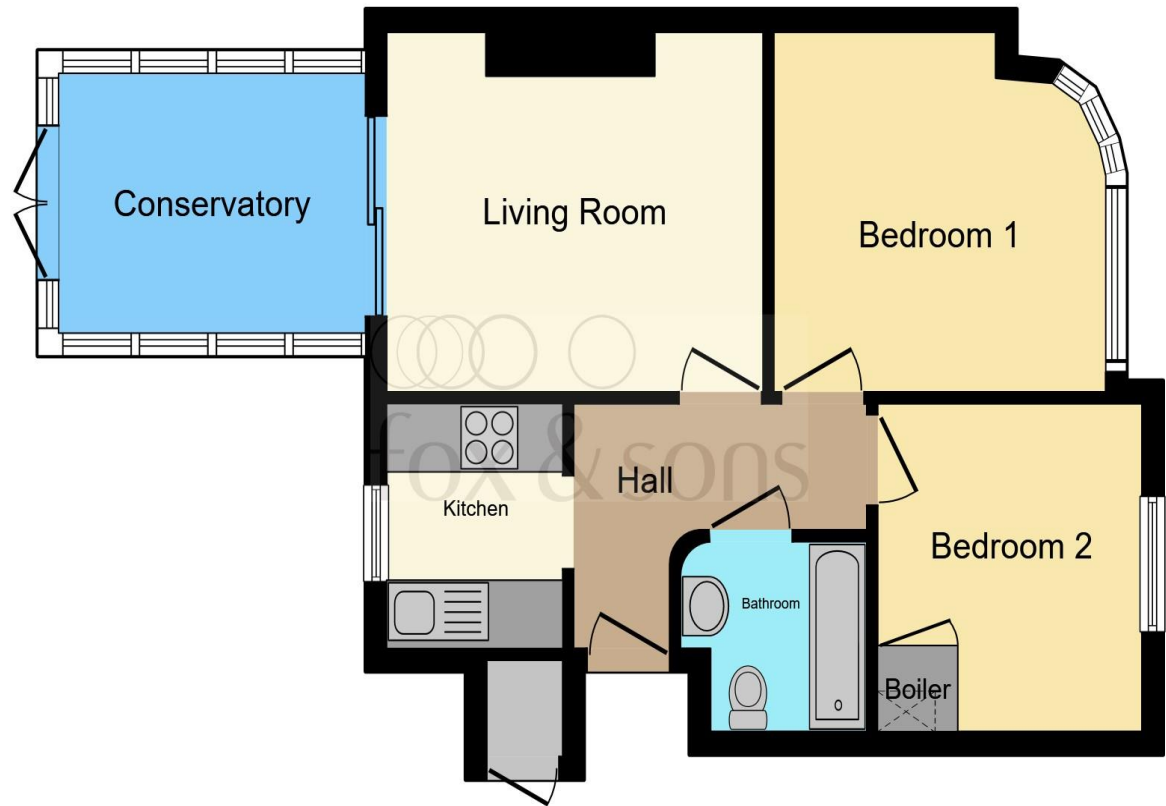
Ground Rent: 1.99

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1938.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



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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Property Ref:

BIT112603 - 0004

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