





Barnfield Close, Southampton SO19 9GT

fox & sons

welcome to

Barnfield Close, Southampton

* THREE BEDROOM END OF TERRACE HOUSE * TWO RECEPTION ROOMS * DOWNSTAIRS W/C * STORAGE ROOM * WET ROOM * GENEROUS CORNER PLOT REAR GARDEN * DRIVEWAY & ON-STREET PARKING *

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

Driveway with parking for one car, access to the property, side access.

Entrance Hall

Access to all rooms, stairs to first floor, leading to;

Lounge

13' 9" x 12' (4.19m x 3.66m)
Double glazed window to the front aspect, carpets, fireplace feature.

Dining Room

10' 3" x 8' 6" (3.12m x 2.59m)
Carpets, gas radiator, double glazed patio doors leading to garden.



Kitchen

10' 5" x 8' 7" (3.17m x 2.62m)
Wall and base cupboard units, double glazed window to the rear aspect, range cooker, gas hob, freestanding fridge/freezer, combi boiler, sink and drainer, leading to;

Storage

Storage area with access to garden.

Cloakroom

Low level w/c, wash hand basin.

Landing

Access to all rooms, loft hatch, leading to;

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)
Double glazed window to the front aspect, carpets, fitted wardrobes, built in storage, gas radiator.



Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)
Double glazed window to the rear aspect, carpets, built in storage, gas radiator.

Bedroom Three

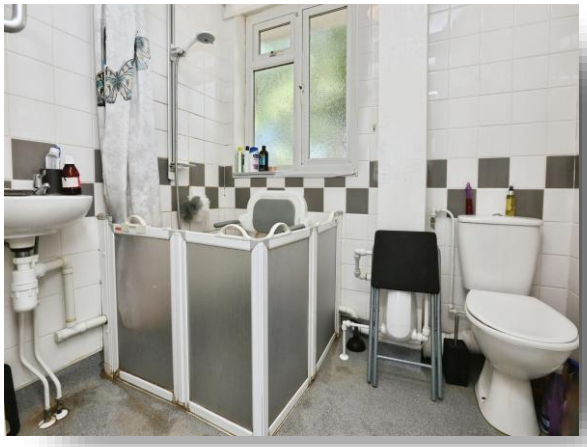
9' 1" x 8' 7" (2.77m x 2.62m)
Double glazed window to the front aspect, carpets.

Wet Room

Low level w/c, wash hand basin, tiled walls, double glazed window to the rear aspect.

Rear Garden

Enclosed corner plot rear garden with patio and stoned area.





Welcome to this three-bedroom end of terrace home offering spacious and versatile accommodation.

Upon entering, the property comprises a welcoming living room, a separate dining room, a fitted kitchen, a convenient downstairs w/c, and a useful storage room. The first floor features three well-proportioned bedrooms, all offering comfortable accommodation, alongside a wet room.

Externally, the property truly stands out with its generous corner plot rear garden, providing ample outdoor space for entertaining, gardening, or family enjoyment. To the front, a driveway offers off-road parking for one vehicle.

Agents Note: Please note this property is non standard construction.

Agents Note: We are aware that there is a Tree Protection Order in place at a neighbouring property. Please contact the branch for more details and ask your conveyancer to undertake any further enquiries.

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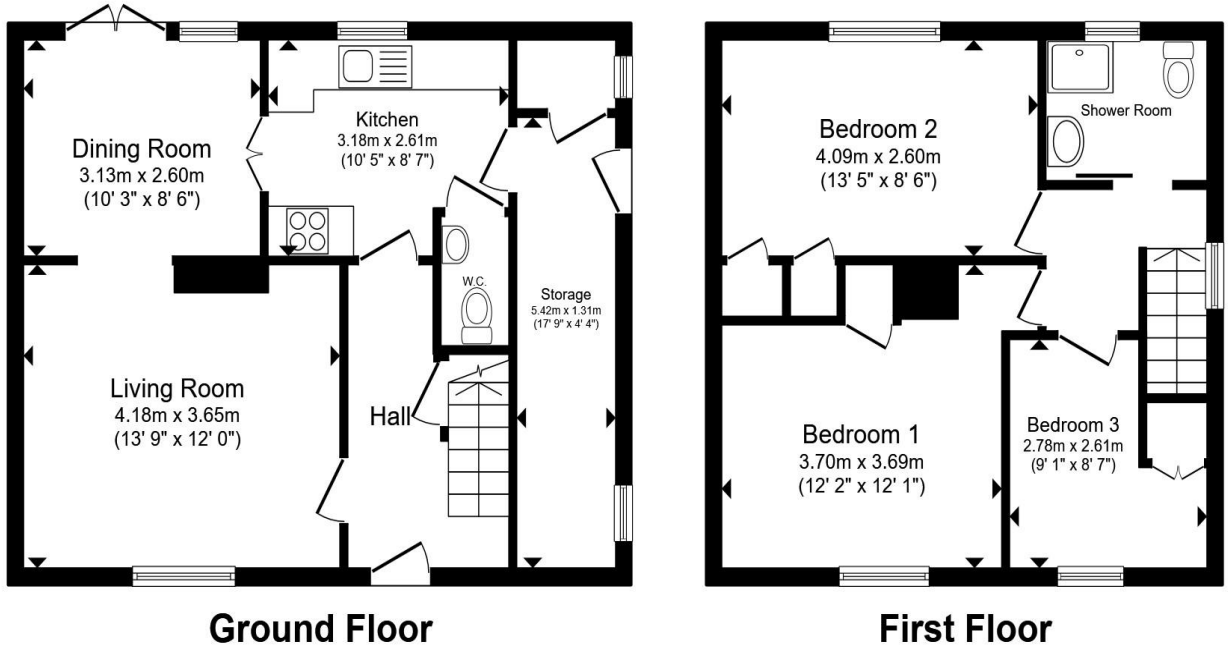
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End of Terrace House
- Generous Corner Plot Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£155,000



Total floor area 90.3 m² (972 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

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The Property Ombudsman

Property Ref:
BIT113533 - 0003

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