



Tees Farm Road, Colden Common WINCHESTER SO21 1UQ

welcome to

Tees Farm Road, Colden Common WINCHESTER

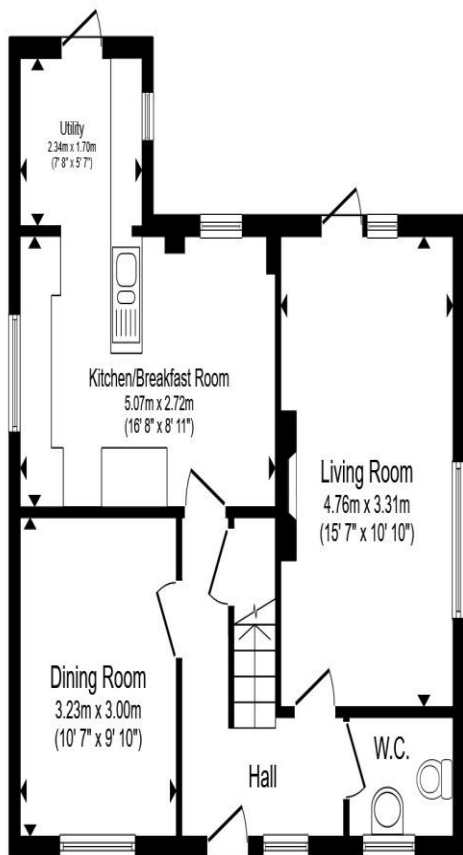
A substantial four-bedroom detached home offering generous and well-proportioned accommodation, presenting an excellent opportunity for a buyer to personalise and enhance to their own taste. The property is available with no forward chain, allowing for a straightforward purchase.

The ground floor is arranged around a central hallway, providing access to a comfortable living room ideal for relaxing or entertaining. A separate dining room offers a defined space for family meals, while the spacious kitchen/breakfast room extends to over 16ft in length and is complemented by a useful utility area, adding practicality to everyday living. A convenient downstairs W.C. completes the layout.

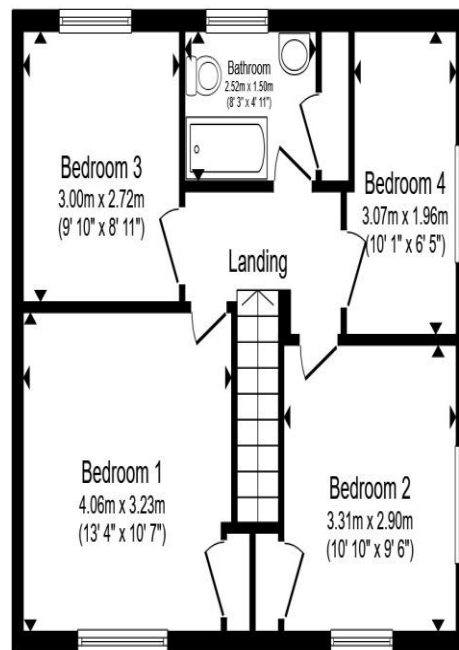
Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a generous footprint, accompanied by three further bedrooms, offering flexibility for family living, home working or guest accommodation. A family bathroom serves all bedrooms and is centrally positioned off the landing.

Externally, the home enjoys a good-sized plot with a driveway providing off-road parking and access to a detached garage, offering additional storage or potential for workshop use. The outdoor space provides scope for landscaping or further enhancement.





Ground Floor



First Floor

Total floor area 105.1 m² (1,131 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



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.

Dining Room

10' 7" x 9' 10" (3.23m x 3.00m)

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

Kitchen/Breakfast Room/Utility

16' 8" x 8' 11" (5.08m x 2.72m)

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)

Bedroom Three

9' 10" x 8' 11" (3.00m x 2.72m)

Bedroom Four

10' 1" x 6' 5" (3.07m x 1.96m)

Bathroom

8' 3" x 4' 11" (2.51m x 1.50m)

Detached Garage

16' 7" x 8' 2" (5.05m x 2.49m)

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- OPEN TO MORTGAGE AND CASH BUYERS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£450,000



directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Head towards Regal Walk, turn left onto Wells Pl

Follow A335 and B3335 to Brambridge in Colden Common

At the roundabout, take the 1st exit onto Southampton Rd/A335

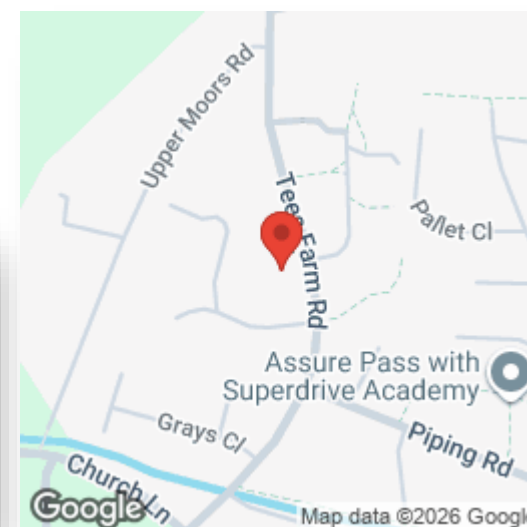
At the roundabout, take the 4th exit onto Allbrook Hill/B3335

At the roundabout, take the 2nd exit onto Highbridge Rd/B3335

Continue on Brambridge. Drive to Tees Farm Rd

Turn right onto Brambridge, continue onto Church Ln

Turn left onto Tees Farm Rd, your destination will be on the left



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106984



Property Ref:

ELH106984 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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