



Connells

Selborne Walk
Southampton



Property Description

Located in the popular area of Selborne Walk, Southampton, this spacious two-bedroom mid-terraced house offers fantastic potential for first-time buyers, families, or investors.

The property features a pleasant front garden with a pathway leading to the entrance, while inside there is a large lounge with sliding patio doors opening onto the rear garden, creating a bright and welcoming living space. The kitchen is a good size with plenty of potential.

Upstairs offers two well-proportioned bedrooms and a family bathroom fitted with both a bath and shower.

To the rear, the property benefits from a nice-sized enclosed garden with a useful workshop at the bottom, ideal for storage or hobbies.

The home also benefits from on-street parking and is conveniently located close to local amenities and transport links.

A great opportunity to purchase a property with plenty of space and scope to add your own personal touch.

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 Porch

X 2 Double glazed windows to side aspect.

Entrance Hall

Gas central heating radiator.

Lounge

X 2 gas central heating radiators. Double glazed window to rear aspect. Double glazed sliding doors to the garden.

Kitchen

Double glazed window to front aspect. Base units. Sink and drainer. Space for oven with extractor fan. Space for fridge/freezer.

Landing

Gas central heating radiator. X 2 Double glazed windows to front aspect.

Bedroom 1

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

Bedroom 2

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

Bathroom

Double glazed window to front aspect. Bath and shower with mixer tap. WC. Wash hand basin. Gas central heating towel radiator.

Outside

On road parking.

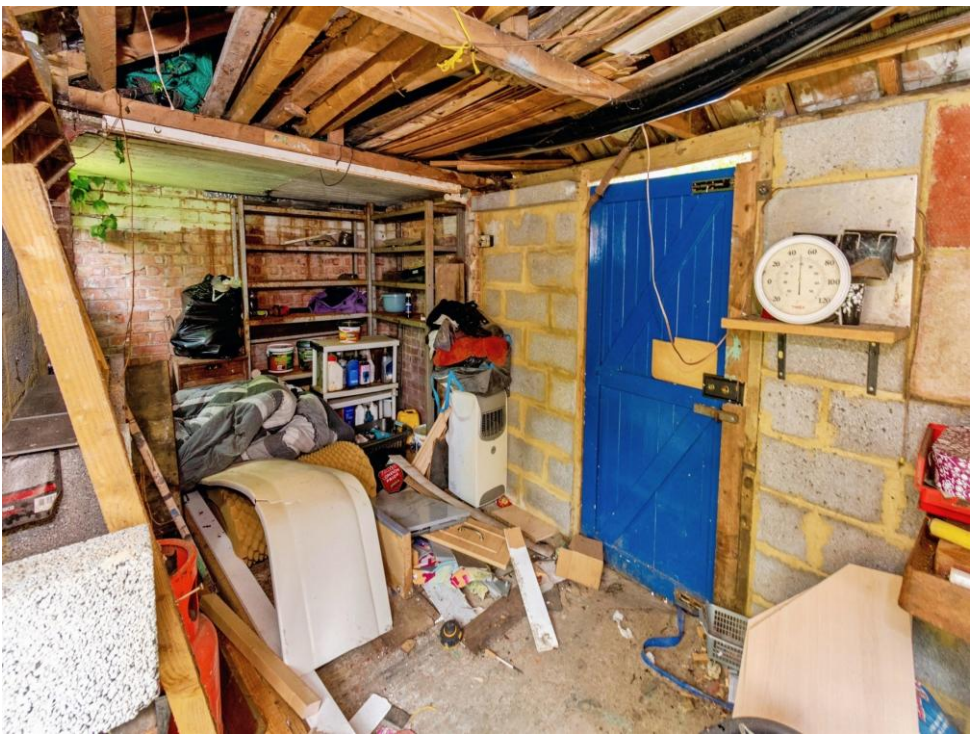
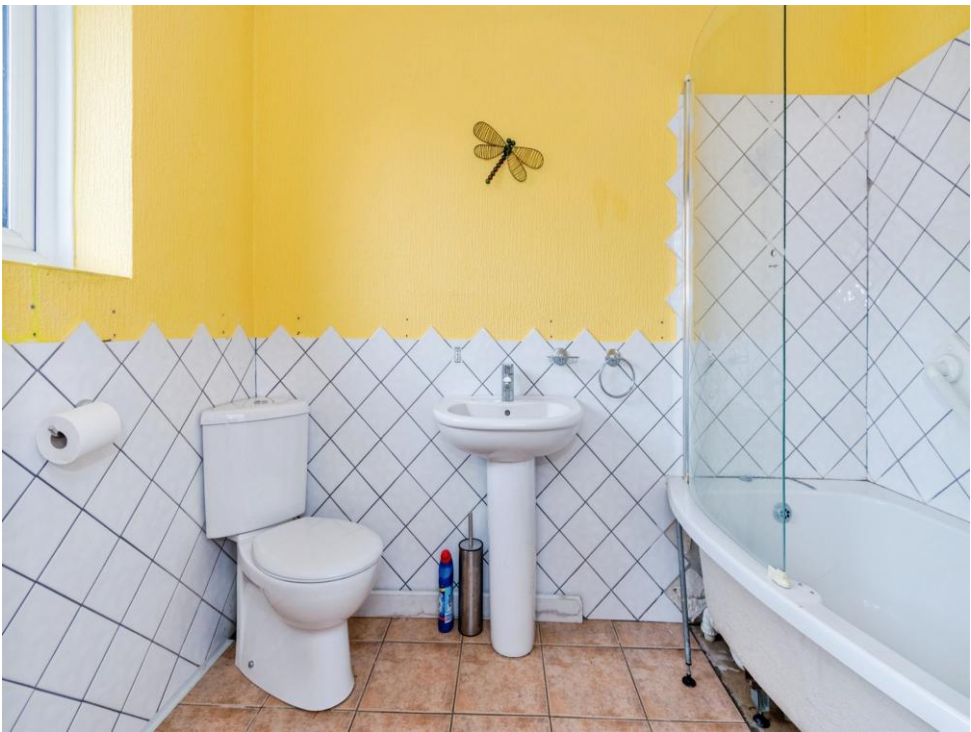
Front garden with path.

Rear garden with workshop, path, grass area and patio.

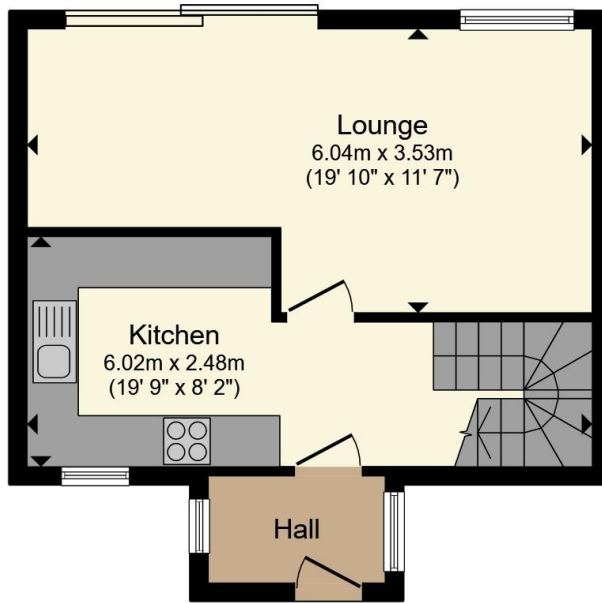
KEY FEATURES

- Two-bedroom mid-terraced house
- Spacious lounge with sliding patio doors
- Good-sized rear garden with workshop
- Two generous bedrooms
- Popular Southampton location with on-street parking

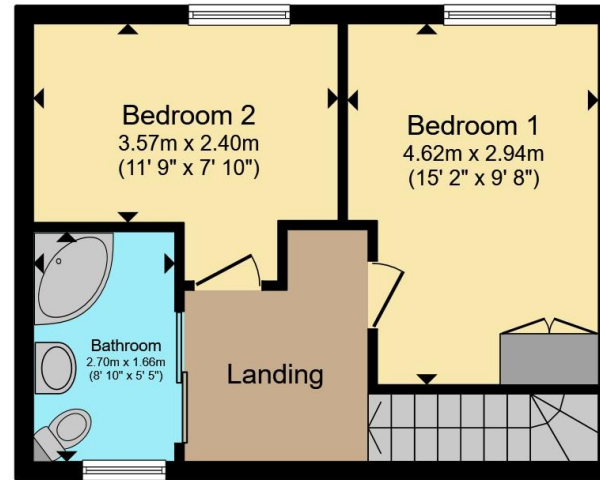








Ground Floor



First Floor

Total floor area 70.7 m² (761 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



To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107191



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BTN107191 - 0002