



Connells

Gainsford Road
Southampton



Property Description

Situated on the popular Gainsford Road in Southampton, this three-bedroom property offers a fantastic opportunity for buyers looking to put their own stamp on a home with great potential.

The property features a spacious lounge and an additional reception room, providing flexible living space that could be used as a dining room, office, or family room. The kitchen offers good worktop space and functionality.

Upstairs there are three well-proportioned bedrooms, along with a family bathroom and the convenience of a separate toilet.

Externally, the property benefits from a very large garden, perfect for families or gardening enthusiasts. To the front there is a generous driveway providing off-road parking. The chimney has been recently pointed and the roof has been checked in the last 6 months.

Further benefits include double glazing and gas central heating.

This property has plenty of potential and viewing is highly 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.

Entrance Hall

Cupboard housing boiler. Storage understairs.

Hallway

Gas central heating radiator. Carpet. Double glazed Frosted window to side aspect.

Reception

Double glazed bay windows to front aspect. Carpeted. Electric fire.

Open plan Lounge/Dining room

Double glazed window to rear aspect. Carpeted. Fitted gas fire. Sliding patio doors to rear aspect. Archway leading through to dining room. Double glazed window to rear aspect.

Kitchen

Double glazed window to side aspect. Lino flooring. Wall and base units. Space for washing machine. Cooker. Ceramic sink and drainer. Open plan out to dining room.

Bedroom 1

Double glazed window to front aspect. Carpeted. Gas central heating radiator.

Bedroom 2

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

Bedroom 3

Double glazed window to front aspect. Carpeted. Gas central heating radiator.

Toilet

Lino flooring. Double glazed window to side aspect. WC. Partly tiled.

Bathroom

Wash hand basin. Bath. Double glazed window to rear aspect in frosted glass. Gas central heating radiator. Electric shower over bath. Tiled throughout.

Outside

Rear Garden - Grass and patio area. Shrubs to side. Green house.

Driveway

KEY FEATURES

- Three well-proportioned bedrooms
- Spacious lounge and additional reception room
- Large rear garden
- Driveway providing off-road parking
- Double glazing throughout and gas central heating









Total floor area 101.4 m² (1,091 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107777



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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