



P Permit holders only Mon - Sat 8 am - 8 pm

Connells

Market Street  
Eastleigh



## Property Description

Situated in the heart of Eastleigh town centre, this spacious two-bedroom mid-terraced home offers fantastic potential and is available with no onward chain.

The ground floor boasts a generous and versatile layout, featuring a bright lounge with an attractive bay window, alongside a separate dining room-ideal for entertaining or family living.

The fitted kitchen sits to the rear and benefits from patio doors opening onto the garden, allowing for plenty of natural light.

A useful utility/conservatory space is accessed via the kitchen and is equipped with plumbing and electrics, providing additional practicality.

Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and additional storage.

The family bathroom is of a particularly generous size and includes both a separate bath and shower.

Externally, the rear garden is designed for low maintenance, featuring a patio area and convenient rear access.

Permit on-road parking is also available.

Offered for sale via modern auction, this property is suitable for both mortgage and cash buyers. With some modernisation, it presents an excellent opportunity to create a wonderful family home or investment.

Ideally located with the amenities of Eastleigh town centre right on your doorstep, this is a property not to be missed.

## 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.

## Lounge

Double glazed window to front aspect.  
TV port. Radiator.

## Dining Room

Double glazed window to rear aspect.  
Radiator x2. Under stairs cupboard.

## Kitchen

Double glazed sliding doors to rear. Double glazed window to side aspect. Fitted kitchen with wall and base units. Space for appliances. Extractor fan. Boiler fitted 2021.

## Utility Room/Conservatory

Plumbing for washing machine. Electrics.

## Bedroom 1

Double glazed window to front aspect. Large double bedroom with built in wardrobes. Built in over bed storage. Radiator.

## Bedroom 2

Double glazed window to rear aspect. Radiator. Ceiling fan. Double bedroom.

## Bathroom

Double glazed window to side aspect. 4 piece suite. Shower. Bath. Toilet. Vanity sink. Radiator.

## Loft Space

Partial boarding.

## Outside

To the front. Permit parking.  
To the rear. Rear access. Low maintenance garden with patio. Shed and pergola.





Total floor area 103.1 m<sup>2</sup> (1,109 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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19 Market Street  
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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/EGH309543](http://connells.co.uk/Property/EGH309543)**

Tenure: Freehold



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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