



Connells

The Quadrangle
Eastleigh

The Quadrangle Eastleigh SO50 4FX

for sale guide price
£250,000



Property Description

A fantastic opportunity to purchase this spacious three-bedroom semi-detached family home, situated in the popular and desirable area of The Quadrangle, Eastleigh. Offered for sale via Modern Auction, the property is available to a wide range of buyers, including both cash and mortgage buyers, subject to the relevant auction terms and conditions.

The property would benefit from some modernisation throughout, providing an exciting opportunity for a purchaser to put their own stamp on the home and create a fantastic family residence tailored to their own taste and requirements.

Upon entering, the property offers a welcoming layout with two separate reception rooms, providing excellent flexibility for family living, dining or entertaining.

The fitted kitchen is positioned to the rear and benefits from a door leading directly out to the garden.

To the first floor are three generous bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

Outside, the property benefits from off-road driveway parking to the front, with convenient side access leading through to the rear garden.

The garden is mainly laid to lawn with a patio area, providing a good-sized outdoor space with plenty of potential for landscaping and enjoying during the warmer months.

Offered with no onward chain, this property represents an excellent opportunity for buyers looking for a home with scope for improvement in a sought-after Eastleigh location.

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

Radiator.

Lounge

Double glazed window to front aspect. Back boiler. Radiator. Electric fireplace.

Dining Room

Double glazed window to rear aspect. Radiator.

Kitchen

Double glazed window to rear aspect. UPVC door and double-glazed window to side aspect. . Fitted kitchen with wall base units. Integral oven, hob and extractor fan. Space for washing machine and fridge freezer.

Landing

Double glazed window to side aspect. Radiator.

Bedroom 1

Double glazed window to rear aspect. Radiator.

Bedroom 2

Double glazed window to front aspect. Radiator. Built in cupboard housing water tank.

Bedroom 3

Double glazed window to rear aspect. Radiator.

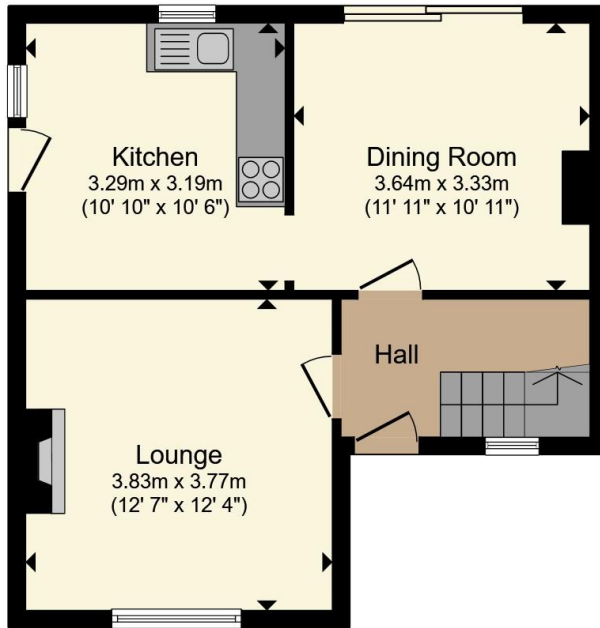
Bathroom

Double glazed window to side aspect. Radiator. Wash hand basin. Bath with mixer tap and shower over.

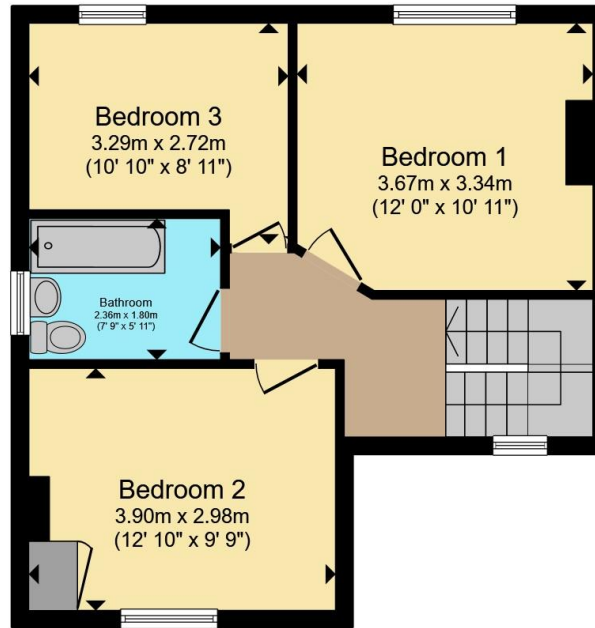
Outside

To the front. Off road driveway parking. Side access.
To the rear. Garden is mainly laid to law with a small patio area.





Ground Floor



First Floor

Total floor area 86.6 m² (932 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

Connells



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/EGH309779

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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Property Ref: EGH309779 - 0002