



Connells

Chafen Road  
Southampton



## Property Description

3 Bedroom Semi-Detached Home with Great Potential - Chafen Road

Situated on the popular Chafen Road, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to modernise and create a fantastic family home.

The property benefits from a large driveway providing off-road parking for two to three cars. Inside, there is a spacious lounge with a large bay window and gas fire, a good-sized kitchen, and a separate dining room with double doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the generous rear garden features a patio area, a large lawn, side access, an outside WC, and a workshop/shed at the end of the garden, offering excellent storage or workspace.

Please note the property currently has no central heating, providing buyers with the opportunity to install a system to suit their own requirements.

Offering spacious accommodation, a large garden, and plenty of potential, this is an ideal home for those looking to add their own style and value. Early 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.

## Agent Notes

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.'

## Lounge

Double glazed bay window to front aspect.

## Dining Room

Double doors to rear aspect.

## Kitchen

Double glazed windows to side and rear aspect. Wall and base units. Sink and drainer. Space for tumble dryer, washing machine, cooker, fridge and freezer.

## Landing

Double glazed window to side aspect.

## Bedroom 1

Double glazed bay window to front aspect. Built in wardrobes.

## Bedroom 2

Double glazed window to rear aspect. Built in wardrobes.

## Bedroom 3

Double glazed window to rear aspect.

## Bathroom

Double glazed windows to front aspect. WC. Wash hand basin. Bath with electric shower.

## Outside

Outside WC. Wash hand basin. Side access.

Large garden with grass and patio area. Workshop.

Driveway for 2-3 cars.

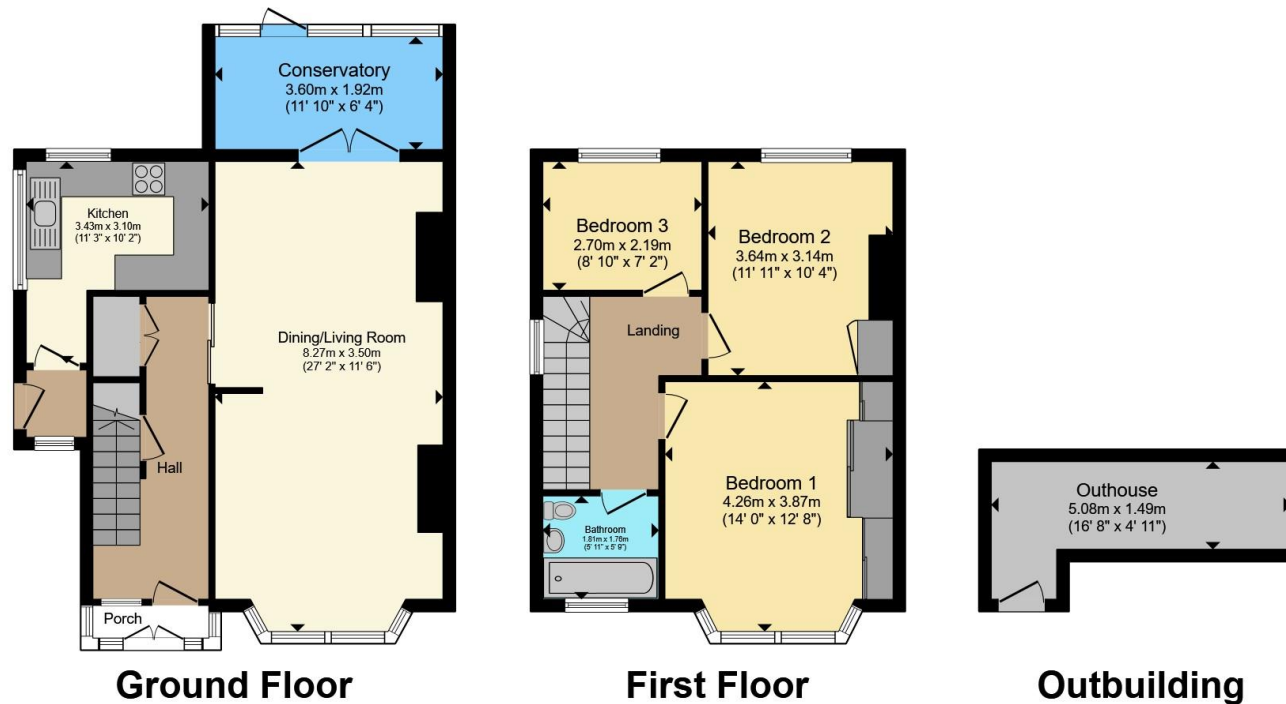
## Key Features

- Three-bedroom semi-detached home
- Excellent renovation potential
- Spacious lounge with bay window
- Separate dining room with garden access
- Good-sized kitchen
- Large rear garden with patio and lawn
- Driveway for 2-3 vehicles
- Workshop, outside WC and side access









Total floor area 104.4 m<sup>2</sup> (1,124 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTN107879](http://connells.co.uk/Property/BTN107879)**



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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