



Connells

Broadmead Road
Nursling Southampton



Property Description

Situated in a sought-after residential position in Nursling, this three-bedroom detached bungalow offers spacious single-level living with excellent potential to modernise. The property is entered via a front porch leading to a well-proportioned lounge featuring a bay window, electric fireplace and picture rails. The kitchen provides a wide range of wall and base units, roll-top work surfaces, double electric oven, induction hob and Worcester combination boiler, with access to a conservatory spanning the width of the property. Bedroom one benefits from fitted storage and access to the conservatory. Two further bedrooms, a landscaped rear garden, detached garage and mostly boarded loft complete this attractive home.

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.

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).

Porch

Entered via a front door, providing a practical entrance space before accessing the main accommodation.

Lounge

A well-proportioned reception room featuring a bay window to the front aspect, electric fireplace, picture rails and sidelights. Floor



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

laid to carpet.

Kitchen

Fitted with a wide range of wall, base and drawer units with roll-top work surfaces over. Stainless steel sink with mixer tap, double electric oven and integrated induction hob. Worcester combination boiler. Skylight window and door to conservatory. Floor laid to carpet.

Conservatory

Spanning the full width of the property, providing excellent additional living space with patio doors opening onto the rear garden and door to bedroom one.

Principle Bedroom

Generous double bedroom with fitted storage, Velux double glazed window and patio door to conservatory. Floor laid to carpet.

Bedroom Two

Window to front aspect, radiator and carpeted flooring.

Bedroom Three

Window to side aspect, carpeted flooring and loft hatch access.

Bathroom

Shower cubical, wc and hand wash basin and localised tiling.

Loft

Mostly boarded and insulated, offering substantial storage space.

Garage

Detached garage with up and over door. The roof is currently leaking and would require replacement.

Rear Garden

Landscaped garden featuring mature shrubs and borders, patio area and predominantly laid to lawn. Enclosed by timber fencing.

Location

Nursling is a highly regarded residential area on the western edge of Southampton, offering a village-style atmosphere whilst maintaining excellent connectivity. The property provides convenient access to Southampton city centre, the M27 and M3 motorway networks, and nearby amenities. The surrounding area benefits from green spaces and proximity to the River Test, making it popular with those seeking a quieter setting with practical commuter links.

Agents Notes

"Probate / Power of Attorney sale

"Garage roof requires attention

"Buyers may consider updating

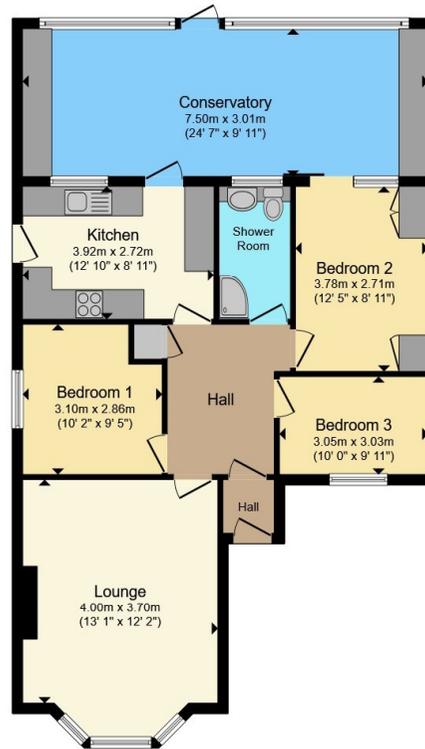
"Popular bungalow location

"Potential for loft storage use (subject to regulations)









Total floor area 96.9 m² (1,043 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: Awaiting
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306982



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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