



Connells

Vale Drive
Southampton



Property Description

Situated in the popular residential location of Vale Drive, Southampton, this beautifully presented three-bedroom maisonette offers an exceptional amount of living space, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The property has been tastefully decorated throughout with fresh, neutral décor and modern laminate flooring, creating a bright and welcoming atmosphere from the moment you step inside. The spacious lounge provides the perfect setting for relaxing or entertaining, while the fitted kitchen offers ample storage and workspace for everyday living.

There are three well-proportioned bedrooms, all offering comfortable accommodation, along with a stylish, modern family bathroom finished to a high standard.

A standout feature of this home is the boarded loft, providing excellent additional storage space. The property also benefits from a fairly new boiler, which has been regularly serviced, offering peace of mind for the new owners.

Externally, the private rear garden is a real highlight, enjoying plenty of sunshine throughout the day and providing the perfect space for outdoor dining, entertaining, or simply unwinding in the warmer months.

Combining generous living accommodation, modern presentation, and excellent practical features, this stunning maisonette is ready to move straight into and is not to be missed. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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

Electrics cupboard. Boiler cupboard. Storage space.

Lounge

Double glazed window to rear aspect. Laminate flooring. Gas central heating radiator.

Kitchen

Double glazed window to side aspect. Wall and base units. Sink. White goods included.

Bedroom 1

Double glazed bay window to front aspect. Gas central heating radiator. Laminate flooring.

Bedroom 2

Double glazed window to rear aspect. Gas central heating radiator. Laminate flooring.

Bedroom 3

Double glazed window to front aspect. Gas central heating radiator. Laminate flooring.

Bathroom

Double glazed window to side aspect. Bath with shower. WC. Wash hand basin. Extractor fan. Hand towel rail. All tiled.

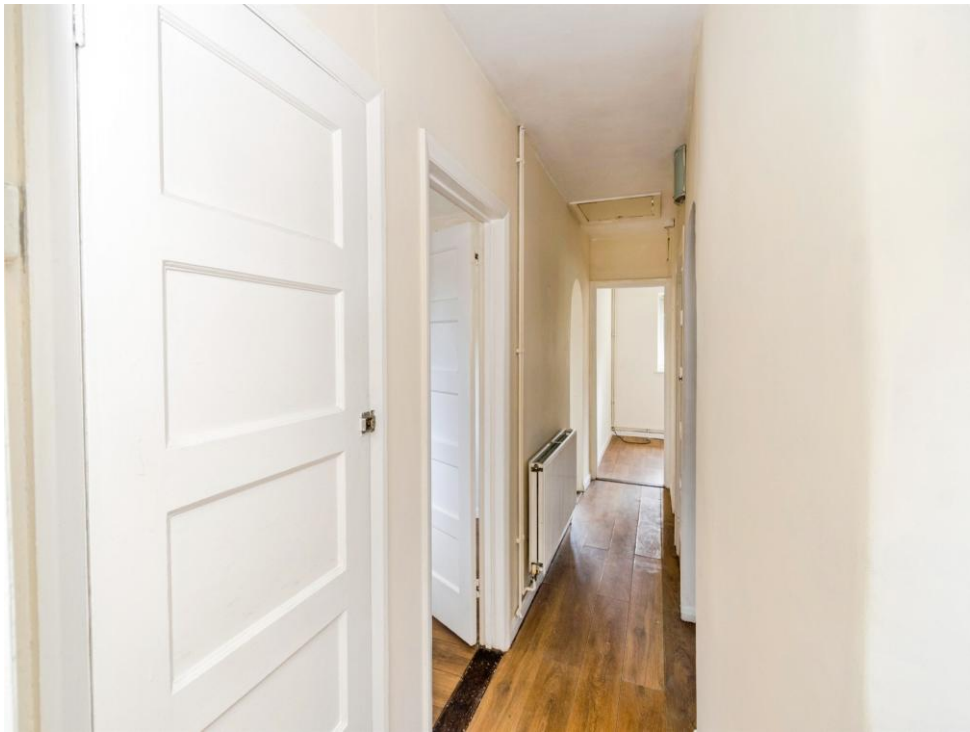
Loft Space

Built in ladder. Boarded. Skylight. Large storage space.

Outside

Private rear garden. Grass area. Sun trap.









Total floor area 62.3 m² (671 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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2 West End Road Bitterne
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107736

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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