



Connells

Bursledon Road
Southampton



Property Description

Located on the popular Bursledon Road in Southampton, this well-proportioned three-bedroom detached home offers fantastic potential to create a wonderful family home. With spacious accommodation, beautifully maintained gardens, and excellent outside space, this is a property not to be missed.

The ground floor features a welcoming entrance hall, a generous lounge, a spacious kitchen with plenty of potential, and the added convenience of a downstairs WC. Upstairs, there are three good-sized bedrooms and a family bathroom, providing comfortable accommodation for families or those needing additional space.

The beautifully kept rear garden is a real highlight, offering a fantastic space to relax or entertain. There is also gated rear access leading to the garden, garage, and allocated parking, adding both convenience and practicality.

Ideally located close to local amenities, schools, and transport links, this home offers an excellent opportunity for buyers looking to put their own stamp on a detached property in a sought-after location.

Viewing is highly recommended to fully appreciate everything this 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.

Lounge

Double glazed window to front aspect.

Kitchen

Double glazed window and French doors to rear aspect. Base units. Sink and drainer. Space for oven. Gas central heating radiator.

Downstairs Toilet

WC. Wash hand basin.

Bedroom 1

Double glazed window to front aspect. Built in wardrobe. Gas central heating radiator.

Bedroom 2

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

Bedroom 3

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

Bathroom

Double glazed window to rear aspect. Corner bath. WC. Wash hand basin.

Outside

Allocated parking. Garage. Gated access to rear garden.

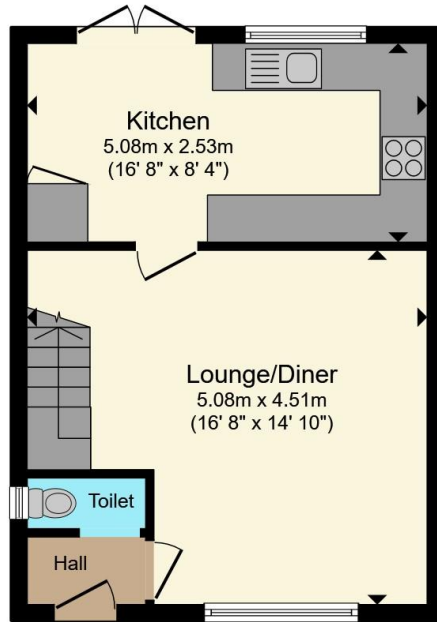
Key Features

- Spacious three-bedroom detached home
- Large lounge and generous kitchen
- Downstairs WC and family bathroom
- Beautifully maintained rear garden with gated access
- Garage, allocated parking, and excellent potential

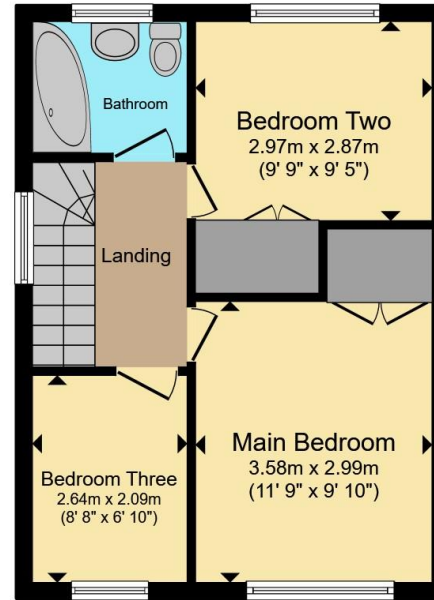




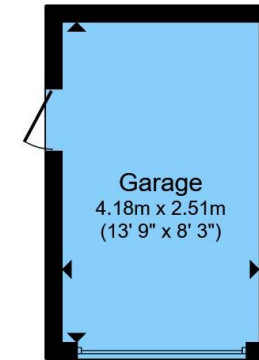




Ground Floor



First Floor



Garage

Total floor area 82.8 m² (891 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107852



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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