



Botany Bay Road, Southampton SO19 8FE

welcome to

Botany Bay Road, Southampton

A beautifully presented two-bedroom semi-detached home situated on the popular Botany Bay Road. Offering modern accommodation throughout, the property features a spacious kitchen/diner, separate living room, two double bedrooms, and a contemporary first-floor bathroom.

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.

Front Garden

Laid stone area for parking for 3 cars.

Entrance Hall

Property entrance door to side aspect, stairs to first floor, doors to;

Lounge

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed windows to front, radiator, carpeted, feature fire place, TV point

Kitchen/Diner

21' 5" x 12' 2" (6.53m x 3.71m)

Double glazed windows to side, wall and base units, work surfaces, under counter washing machine and dishwasher, double oven and electric hob with cooker extractor above, dining area, double glazed door to patio area.

Landing

Access to all rooms, carpeted, doors to;

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

Double glazed window to front, radiator, carpeted.

Bedroom Two

11' x 8' 8" (3.35m x 2.64m)

Double glazed window to rear, radiator, carpeted.

Bathroom

Double glazed window to rear, bath and separate shower, w/c, wash hand basin, tiled walls.

Rear Garden

Patio area for seating, pergola, outside tap, side access, laid lawn area.





Beautifully Presented Two Bedroom Semi-Detached Home with Generous Garden & Ample Parking

Situated on the ever-popular Botany Bay Road, Southampton (SO19 8FE), this beautifully presented two-bedroom semi-detached home offers stylish and modern accommodation throughout, making it an ideal purchase for first-time buyers, young families, or those looking to downsize.

The ground floor features a bright and spacious separate living room, providing the perfect space to relax and unwind. To the rear, the impressive modern kitchen/diner offers ample storage and worktop space, together with room for dining and entertaining, while enjoying views over the garden.

Upstairs, the property boasts two well-proportioned double bedrooms and a contemporary family bathroom, all presented to a high standard.

Externally, one of the standout features is the large rear garden, offering excellent outdoor space for families, entertaining guests, or simply enjoying the warmer months. To the front, there is a generous driveway providing off-road parking for up to three vehicles.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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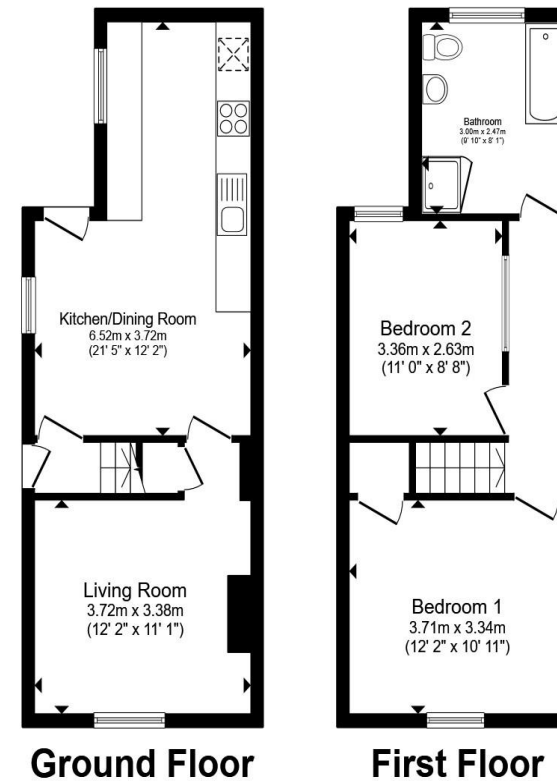
Botany Bay Road, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached house with Driveway parking for three cars
- Two double bedrooms & Contemporary upstairs bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£230,000



Total floor area 72.4 m² (780 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

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Property Ref:
BIT110233 - 0002

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