



Bramdean Road, Southampton SO18 5HU

welcome to

Bramdean Road, Southampton

deal for first-time buyers and home movers, this three-bedroom semi-detached home offers two reception rooms, an upstairs bathroom, garage, and private rear garden.

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 lawn, private pathway for property access;

Entrance Hall

Access to all rooms, leading to;

Lounge

18' 6" x 12' 6" (5.64m x 3.81m)

Double glazed window to front, TV point, radiator, carpeted, double glazed sliding doors to rear.

Dining Room

10' 1" x 10' 5" (3.07m x 3.17m)

Double glazed windows to front, radiator, carpeted, access to kitchen

Kitchen

13' 9" x 7' 10" (4.19m x 2.39m)

double glazed window to rear, wall and base units, work surfaces, electric oven and hob, plumbing for washing machine, space for fridge/freezer, stainless steel sink and drainer, double glazed doors to garden.

Landing

Double glazed window to rear, carpeted, leading to;

Bedroom One

13' 11" x 10' 3" (4.24m x 3.12m)

Double glazed window to front, built in wardrobes, carpeted, radiator.

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to front, carpeted, radiator.

Bedroom Three

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to rear, radiator, carpeted,

Bathroom

Double glazed window to rear, bath with shower above, wc, wash hand basin, tiled walls, radiator,

Rear Garden

rear access with pathway leading to garage, patio area for seating outside, electrics, green house, wooden storage shed,

Garage

up & over door, concrete hard standing.





Perfectly suited to first-time buyers, growing families, and home movers alike, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout.

Upon entering, the property benefits from two generous reception rooms, providing flexible living and entertaining space, ideal for modern family life. The kitchen enjoys access to the rear garden, creating an excellent indoor-outdoor flow for summer dining and family gatherings.

To the first floor, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property boasts a private rear garden, perfect for relaxing or entertaining, together with the added benefit of a garage providing valuable storage or parking options.

Offering excellent potential and comfortable living space throughout, this attractive home presents a fantastic opportunity for those looking to take their first step onto the property ladder or make their next move.



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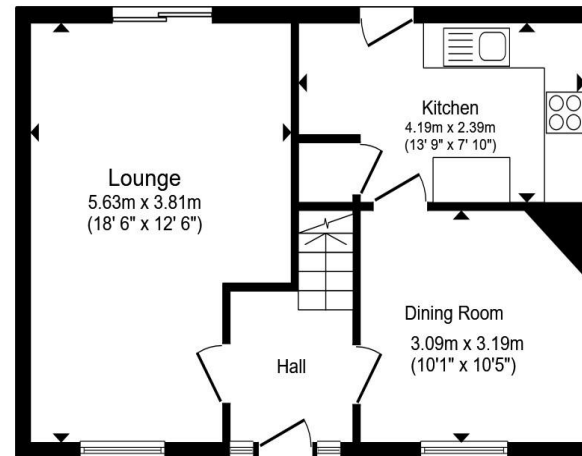
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached house
- Ideal for first-time buyers and home movers

Tenure: Freehold EPC Rating: C

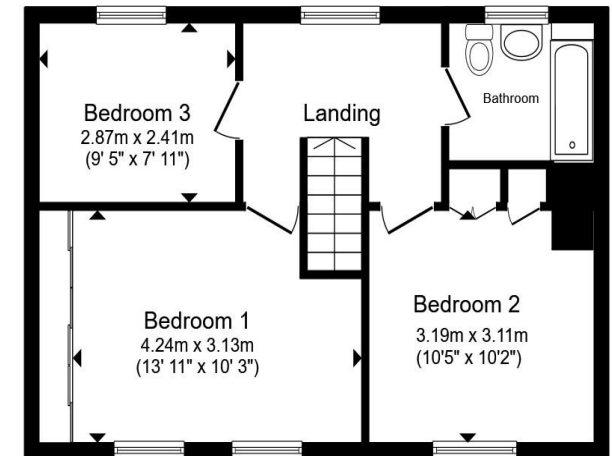
Council Tax Band: C

guide price

£300,000



Ground Floor



First Floor

Total floor area 90.4 m² (973 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:

BIT113536 - 0002

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