

Connells

Testlands Avenue
Nursling Southampton

Testlands Avenue
Nursling Southampton SO16 0XG

for sale guide price
£325,000







Property Description

Create a home to your own specification with this three-bedroom detached bungalow on Testlands Avenue, Nursling. A south-facing rear garden, driveway parking for multiple vehicles and approximately 70.5 sq m (758 sq ft) of accommodation make this a property with plenty to explore.

The layout includes a covered entrance porch, hallway, lounge with fireplace, kitchen, three bedrooms and a bathroom. The bedrooms offer flexibility for sleeping accommodation, guests or a home study.

The bungalow requires modernisation throughout, allowing buyers to choose their own finishes and fittings. Outside, established gardens frame the property, while the driveway leads to an existing garage requiring renovation.

Offered for sale by Modern Method of Auction, subject to an undisclosed reserve price. Additional buyer fees and reservation conditions apply. Viewing is recommended to assess the layout, condition and work required.

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.

Covered Porch

The property is approached via a covered entrance porch to the front, with an external light, providing sheltered access to the main

entrance.

Entrance Hall

The entrance hall provides access to the principal accommodation and features flooring laid to carpet together with a loft hatch providing access to the roof space.

Lounge

A well-proportioned reception room featuring a double-glazed window overlooking the front aspect, allowing natural light into the room. Further features include carpeted flooring and a fireplace providing a focal point to the room.

Kitchen

The kitchen is fitted with a wide range of wall, base and drawer units providing useful storage and work surfaces. Windows to both the side and rear aspects provide natural light and views towards the garden. Flooring is laid to carpet. The room offers scope for updating and reconfiguration, subject to requirements.

Bedroom One

A rear-aspect double bedroom with a window overlooking the garden and flooring laid to carpet.

Bedroom Two

The third bedroom benefits from a window to the side aspect and flooring laid to carpet, offering flexibility for use as a bedroom, home office or study.

Bedroom Three

The third bedroom benefits from a window to the side aspect and flooring laid to carpet, offering flexibility for use as a bedroom, home office or study.

Bathroom

The bathroom comprises a bath with shower over, wash hand basin and WC. Further features include localised tiling and an obscured window to the side aspect providing natural light and privacy.

Rear Garden

The property is set behind a walled front garden featuring mature shrubs and established borders. A generous driveway provides off-road parking suitable for multiple vehicles and leads towards the garage. South facing.

Garage

The property benefits from a timber-built garage accessed from the driveway and rear garden. The structure is currently in need of renovation.

Location

Nursling is a well-established residential area on the western side of Southampton, offering convenient access to local amenities and surrounding employment centres. The property is well positioned for road connections towards Southampton, Romsey and the wider Hampshire area, making it suitable for commuters and those seeking







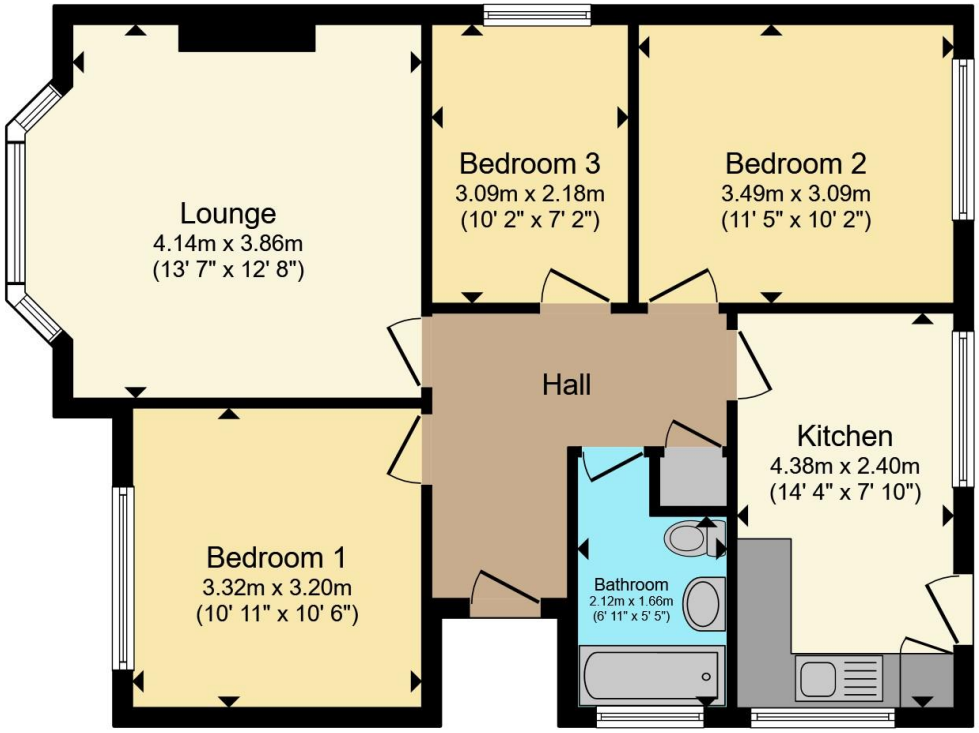

Digitally decluttered; curtains removed






Digitally enhanced landscaping


Plot & garden orientation
South-facing rear garden*
Rear garden
Garage
Bungalow
Front garden
Driveway
Testlands Avenue
*South-facing as described in the sales particulars. Illustrative layout only; boundaries, scale and exact bearing unverified.



Total floor area 70.5 m² (758 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

Connells

To view this property please contact Connells on

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ROMSEY SO51 8GD

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306813

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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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