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# Brunel Road, Southampton

## Auction Guide £225,000



For sale by Modern Method of Auction.

This is a well-presented two-bedroom end of terrace home in a quiet, friendly development – ideal for professionals or a small family.

Downstairs features a bright entrance hallway, kitchen with appliances, a spacious living room and a private, easy-to-maintain garden. Upstairs are two good-sized double bedrooms – one with built-in wardrobes and storage cupboard – plus a bathroom.

On-street parking available. Just a short walk to Redbridge Station (links to Southampton Central, Salisbury, Romsey) and quick access to the M27.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

## KEY FEATURES

- For sale by Modern Method of Auction
  - Two Double Bedrooms
  - Enclosed Rear Garden
    - On Street Parking
  - Local Amenities Nearby
    - No Permit Required
    - White Goods Included
  - Good Access To M27 Motorway
    - No Chain
- Buyer Information Pack Supersedes Any Marketing Material







Ground Floor

**Storage cupboard**  
1.02 x 0.74 m  
3'4" x 2'5"



Floor 1



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Approximate total area<sup>(1)</sup>

50.7 m<sup>2</sup>  
544 ft<sup>2</sup>

Reduced headroom

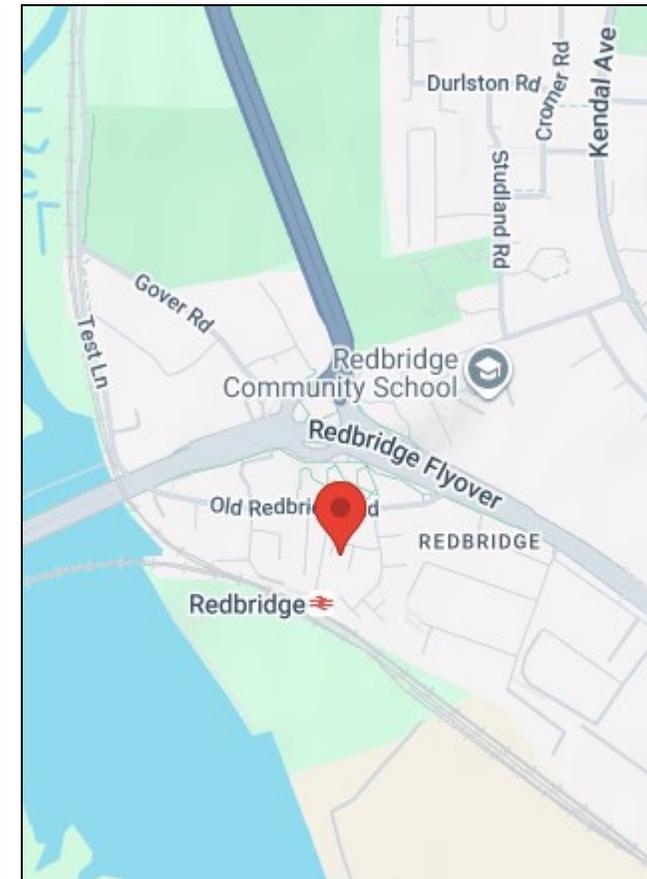
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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