



HUNTERS®
HERE TO GET *you* THERE



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HUNTERS®

Adelaide Road, Southampton

Auction Guide £150,000



NO CHAIN - Nestled in the highly desirable St Denys area along the picturesque River Itchen, this unique two/three bedroom end of terrace home on Adelaide Road presents an exciting opportunity.

Step inside to discover a spacious lounge, where 2.75m high ceilings create a bright and airy atmosphere. The adjoining reception room offers a versatile living space, complete with open tread stairs leading to the upper floor. The kitchen, positioned at the rear, provides a fantastic canvas for a stylish renovation, while the generously sized family bathroom holds great potential to be transformed into a luxurious retreat. Upstairs, the front-facing double bedroom is well-proportioned, while the rear bedroom has the potential to be reconfigured into two separate rooms, maximizing the home's versatility.

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.

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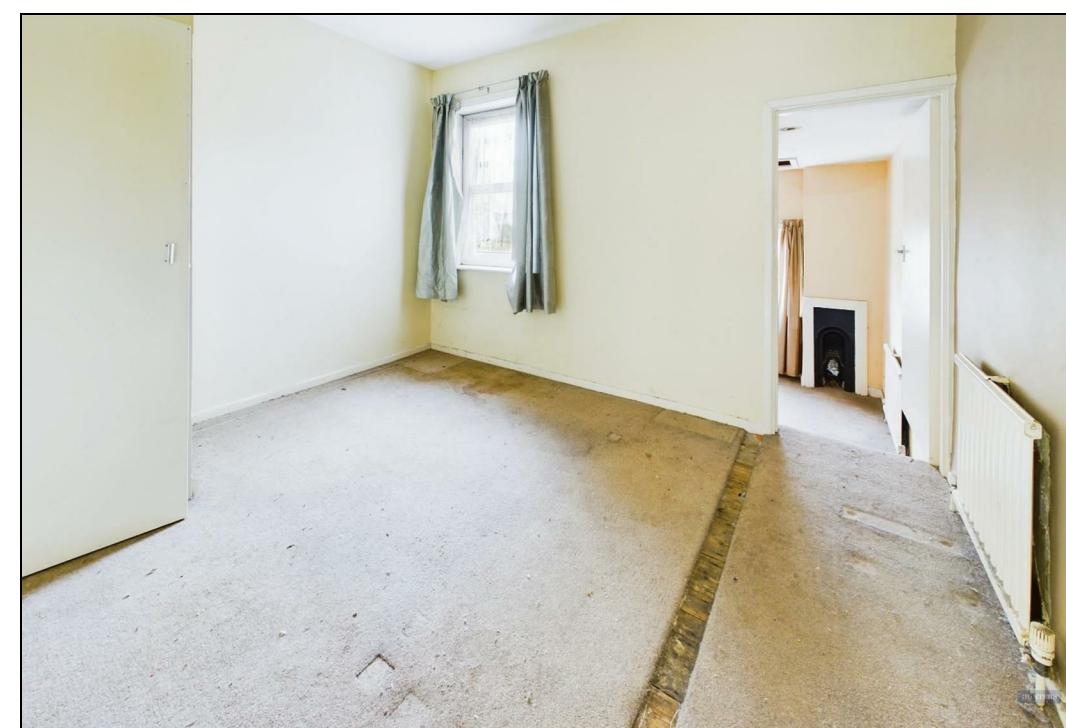
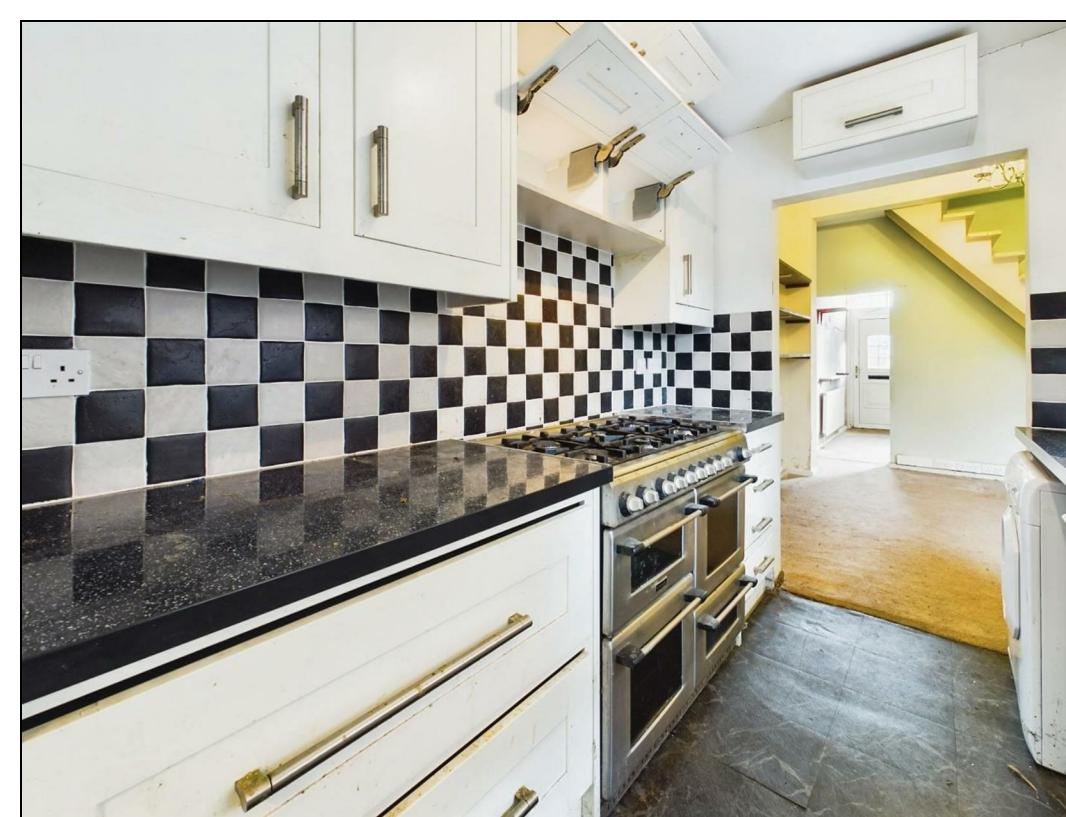


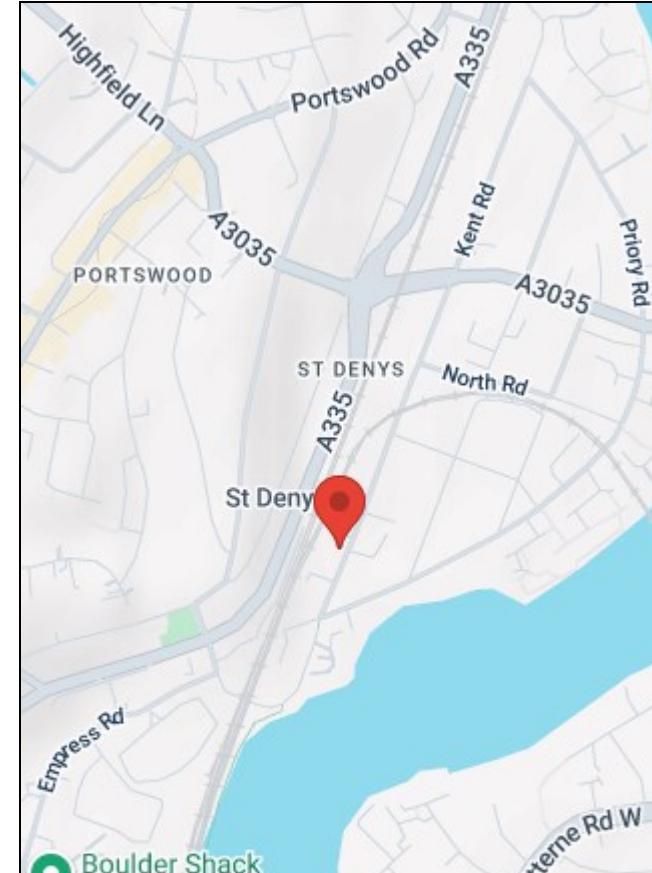
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KEY FEATURES

- For Sale by Modern Method of Auction
 - T & C's Apply
 - Subject to Reserve Price
 - Buyers Fees Apply
- In Need of Modernisation
 - End-Terrace
 - Downstairs Bathroom
 - Two / Three Bedrooms
 - Driveway Parking
 - Offered with No Chain







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	
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