

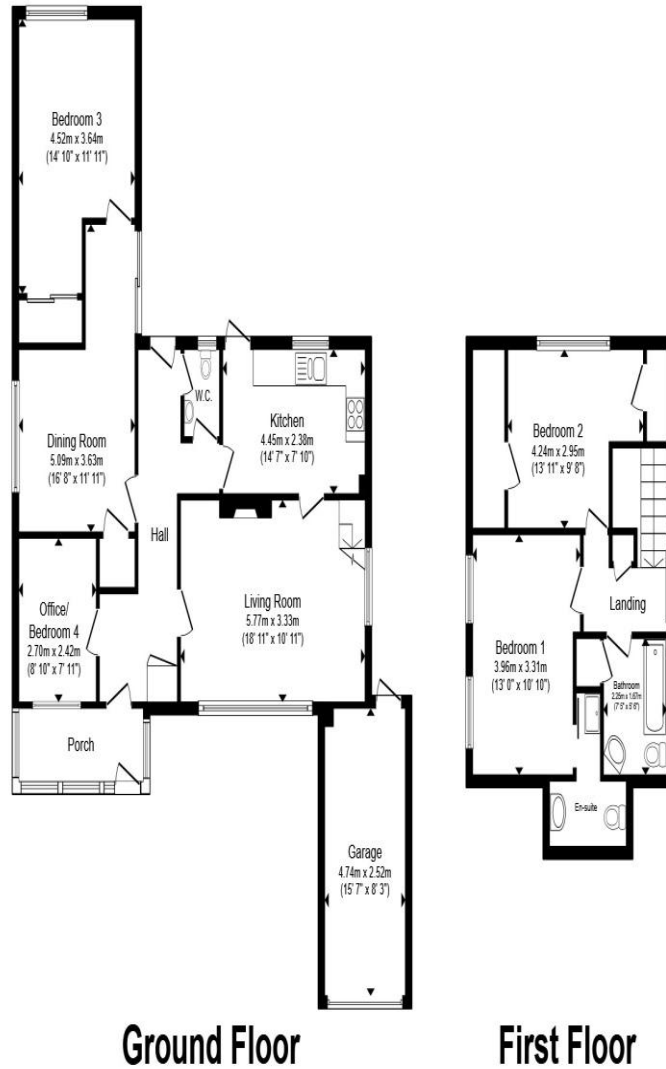


Church Lane, Colden Common, Winchester. SO21 1TS

welcome to
Church Lane, Colden Common, Winchester

Exciting opportunity to acquire a spacious detached family home set on a generous plot along desirable Church Lane in Colden Common. Offering versatile split-level accommodation, garage, driveway parking and a rear garden extending beyond 80ft.





Total floor area 145.1 m² (1,562 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



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, Porch, Entrance Hall, Living Room

18' 11" x 10' 11" (5.77m x 3.33m)

Kitchen

14' 7" x 7' 10" (4.45m x 2.39m)

Cloakroom

Dining Room
16' 8" x 11' 11" (5.08m x 3.63m)

Bedroom Three
14' 10" x 11' 11" (4.52m x 3.63m)

Bedroom Four
7' 11" x 10' (2.41m x 3.05m)

Bedroom One + Ensuite
10' 10" x 13' (3.30m x 3.96m)

Bedroom Two
13' 11" x 9' 8" (4.24m x 2.95m)

Main Bathroom
7' 5" x 5' 6" (2.26m x 1.68m)

Garage
15' 7" x 8' 3" (4.75m x 2.51m)

Parking

Rear Garden

Lister Remark

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Versatile split level bedroom accommodation idea for family living
- Generous plot and rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£425,000



directions to this property:

From Fox and Sons Estate Agents Eastleigh
44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335
Head towards Regal Walk, turn left onto Wells Pl
Follow A335 and B3335 to Brambridge in Colden Common
At the roundabout, take the 1st exit onto Southampton Rd/A335
At the roundabout, take the 4th exit onto Allbrook Hill/B3335
At the roundabout, take the 2nd exit onto Highbridge Rd/B3335
Follow Brambridge into Church Ln
Turn left onto Brickmakers Rd, turn left into Church Ln
Your destination will be on the right indicated by a Fox and Sons for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
ELH107057 - 0003

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023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



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