



## 39 Felpham Way, Felpham

A semi-detached cottage in need of modernisation with no onward chain.



- ▶ For Sale by Auction
- ▶ Semi-Detached
- ▶ Two Reception Rooms
- ▶ Enclosed Rear Garden
- ▶ No Onward Chain
- ▶ Character Cottage
- ▶ Three Bedrooms
- ▶ Off Road Parking
- ▶ Modernisation Required

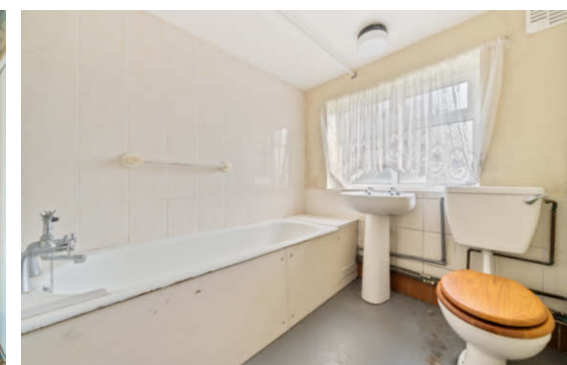
This character semi-detached cottage is offered for sale with the advantage of no onward chain. Now requiring refurbishment, the property provides a great opportunity as a project or investment purchase.

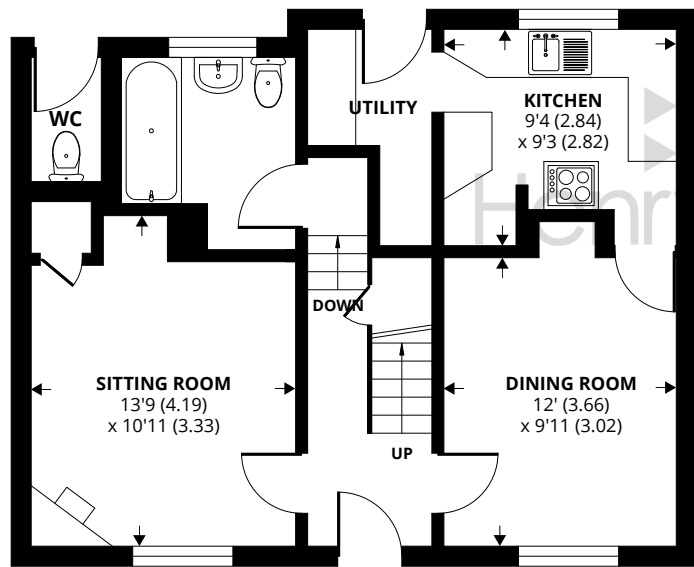
The accommodation measures 1,030 sqft and briefly comprises: entrance hall with doors to sitting room and separate dining room which in turn leads onto the kitchen at the rear of the property. Beyond the kitchen is a separate utility room and access to the rear garden. From the entrance hall a few steps lead down to the bathroom which completes the ground floor. Stairs rise to a half landing and bedroom three, before continuing up to the first floor where a further two double bedrooms will be found.

Outside, there is off-road parking at the front of the property, whilst the enclosed rear garden affords a good level of privacy.

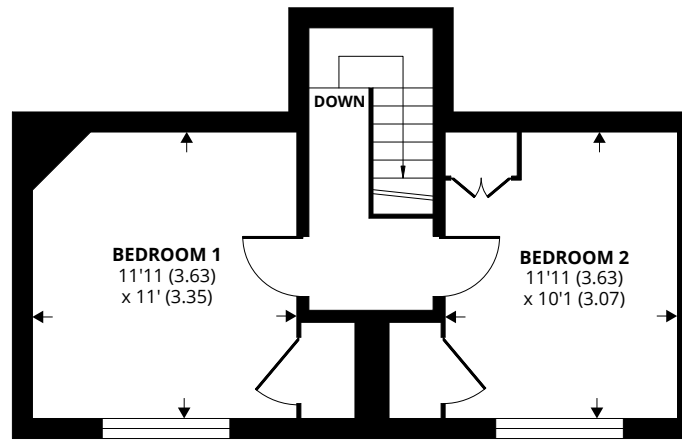
For sale by public auction at the Ageas Bowl, Botley Road, West End, Southampton, SO30 3XH starting at 11am on Wednesday 14th February 2024.

Council Tax Band: D

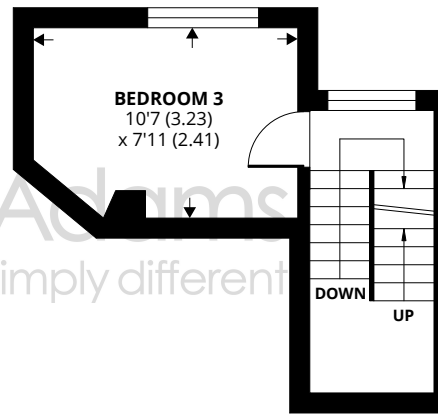




**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

Approximate Area = 1030 sq ft / 95.6 sq m

WC = 15 sq ft / 1.3 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

**\*ADDITIONAL FEES:**

Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

**\*\*\*\*\* MONEY LAUNDERING PROCEDURES \*\*\*\*\***

IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE).

IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER.

PLEASE SEE WEB-SITE, [www.pearsons.com](http://www.pearsons.com) FOR FURTHER DETAILS. 05/01/24

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