

# Property details approval form

202 Market Street, Eastleigh, Hampshire, England, SO50 5PT

Date: 20 March 2026

Property Ref and Version: EGH309543 - 0002

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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guide price £220,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two double bedrooms with built-in storage to the principal
- > Spacious lounge with bay window and separate dining room
- > Fitted kitchen with patio doors plus utility/conservatory
- > Low-maintenance rear garden with rear access
- > Town centre location in Eastleigh & no onward chain

## ○ Short Description

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A spacious two-bedroom mid-terraced home in the heart of Eastleigh, offering fantastic potential and no onward chain. Featuring generous living space, a low-maintenance garden, and available via modern auction, this property is ideal for both homeowners and investors.

## ○ Long Description

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Situated in the heart of Eastleigh town centre, this spacious two-bedroom mid-terraced home offers fantastic potential and is available with no onward chain.

The ground floor boasts a generous and versatile layout, featuring a bright lounge with an attractive bay window, alongside a separate dining room-ideal for entertaining or family living.

The fitted kitchen sits to the rear and benefits from patio doors opening onto the garden, allowing for plenty of natural light.

A useful utility/conservatory space is accessed via the kitchen and is equipped with plumbing and electrics, providing additional practicality.

Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and additional storage.

The family bathroom is of a particularly generous size and includes both a separate bath and shower.

Externally, the rear garden is designed for low maintenance, featuring a patio area and convenient rear access.

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Permit on-road parking is also available.

Offered for sale via modern auction, this property is suitable for both mortgage and cash buyers. With some modernisation, it presents an excellent opportunity to create a wonderful family home or investment.

Ideally located with the amenities of Eastleigh town centre right on your doorstep, this is a property not to be missed.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### 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.

### Lounge

Double glazed window to front aspect. TV port. Radiator.

### Dining Room

Double glazed window to rear aspect. Radiator x2. Under stairs cupboard.

### Kitchen

Double glazed sliding doors to rear. Double glazed window to side aspect. Fitted kitchen with wall and base units. Space for appliances. Extractor fan. Boiler fitted 2021.

### Utility Room/Conservatory

Plumbing for washing machine. Electrics.

### Bedroom 1

Double glazed window to front aspect. Large double bedroom with built in wardrobes. Built in over bed storage. Radiator.

### Bedroom 2

Double glazed window to rear aspect. Radiator. Ceiling fan. Double bedroom.

### Bathroom

Double glazed window to side aspect. 4 piece suite. Shower. Bath. Toilet. Vanity sink. Radiator.

### Loft Space

Partial boarding.

### Outside

To the front. Permit parking.

To the rear. Rear access. Low maintenance garden with patio. Shed and pergola.

### Agent Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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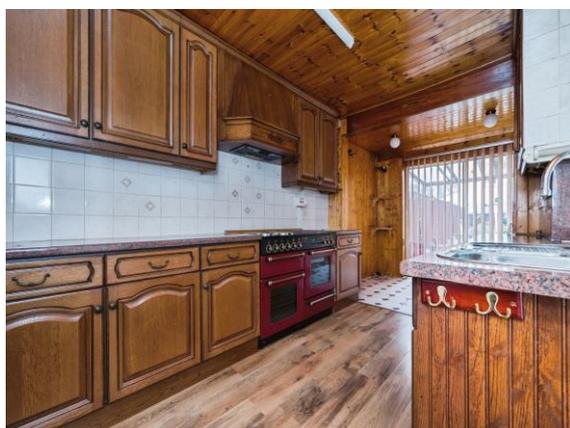
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## ○ Property Images



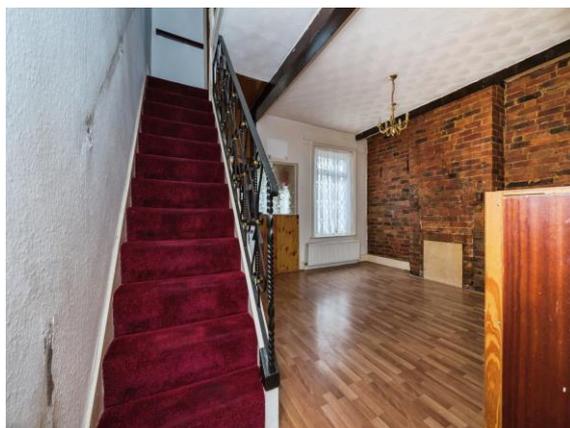
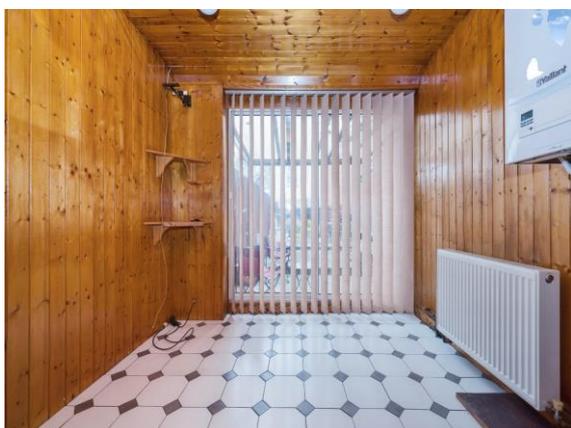
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## ○ Floor Plan



Total floor area 103.1 m<sup>2</sup> (1,109 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](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Hayden Green		
Mr D. Rigden		