



**Cypress Avenue, Southampton SO19 7LD**

**welcome to**

## **Cypress Avenue, Southampton**

**BOOK TO VIEW!**

This three bedroom terraced house located in Merry Oak boasts three good size bedrooms, a downstairs bathroom, separate dining and living room and a kitchen with a patio door opening out onto the garden. Call for an allocated time slot!

### **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.

### **Entrance Porch**

Double glazed door and window to the front aspect, tiled flooring.

### **Entrance Hall**

Carpeted, radiator, under stairs storage.

### **Lounge**

14' 11" x 10' 11" ( 4.55m x 3.33m )  
Double glazed windows to the front aspect, radiator, carpeted, gas fireplace, TV point.

### **Dining Room**

9' 5" x 10' 5" ( 2.87m x 3.17m )  
Carpeted, radiator, single glazed window into kitchen, door to;

### **Bathroom**

Radiator, double glazed window to the rear aspect, shower with tiles around, w/c, sink, extractor.

### **Kitchen**

11' 2" x 12' 3" ( 3.40m x 3.73m )  
Double glazed window to the rear aspect, vinyl flooring, space for washing machine, sink and draining board, double glazed window to the side aspect, double glazed door to the side aspect, radiator, gas oven and hob, oven hood, space for fridge/freezer, cupboards below and above.

### **Landing**

Carpeted, access to loft.

### **Bedroom One**

12' 8" x 15' 2" ( 3.86m x 4.62m )  
Double glazed window to the front aspect, radiator, sliding mirrored integrated wardrobe, storage cupboard, carpeted.

### **Bedroom Two**

10' 1" x 7' 7" ( 3.07m x 2.31m )  
Double glazed window to the rear aspect, carpeted, radiator.

### **Bedroom Three**

8' 11" x 7' 1" ( 2.72m x 2.16m )  
Double glazed window to the rear aspect, radiator, single glazed window to landing, carpeted.

### **Rear Garden**

Rear access, shed.





**Fox & Sons are pleased to bring to market this charming three bedroom terraced house in Merryoak which offers a cosy and inviting living space for its residents. Situated in a convenient location, the property provides on-road parking for easy access. Being next to local amenities, such as shops and public transport links, adds practicality and convenience to everyday living. The house features a back access in the garden, allowing for additional privacy and ease of entry. Inside, you'll find three good-sized rooms that offer flexibility for bedrooms, a home office, or a guest room. The downstairs bathroom provides convenience for all occupants. The low-maintenance garden is perfect for those who enjoy outdoor living without the hassle of extensive upkeep.**



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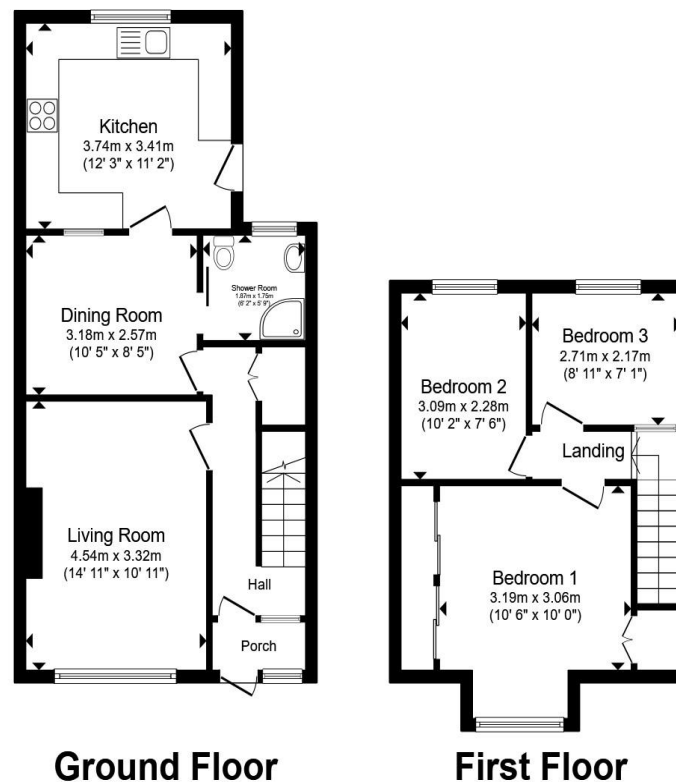
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced House
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000**



Total floor area 83.0 m<sup>2</sup> (894 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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Property Ref:  
BIT112727 - 0011

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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