

Lot 68

12 Court Close, Calmore, Southampton,
Hampshire, SO40 2QW

By order of a Major
Housing Association



All enquiries Ref: James Paterson



Freehold three bedroom mid terrace house requiring modernisation

Location:

The property is situated on Court Close, a residential cul-de-sac within the Calmore area of Totton. Public transport links include Totton Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A326 and M27 Motorway. Shopping amenities can be found locally within Calmore and Totton town centre, with an extensive range of shops, bars and restaurants being found in Southampton City Centre. Recreational pursuits can be found locally at the open spaces of Testwood Lakes Nature Reserve, Calmore Common and the New Forest National Park.

Description:

Freehold three bedroom mid terrace house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms, bathroom/WC

Ground floor: Two reception rooms, kitchen, conservatory, entrance hall

Outside: Front and rear gardens

Gross Internal Area GIA: Approximately 90 sq m (965 sq ft)

EPC rating: C

Council Tax Band: C

Note: All services are disconnected and it is the buyers responsibility following completion to have the services re-connected by correctly qualified engineers. No warranties or guarantees are given as to the condition of the heating system or any services, the buyer must rely on their own inspection and enquiries.

Note 2: There is a garage located in a nearby block of garages.

To view: Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

