



**6 WEEK COMPLETION**

**SITUATION**

Located within easy walking distance of the excellent multiple shopping facilities in Shirley High Street. In addition, the area is served by local schooling, good transport links and Southampton General Hospital.

Shirley is a highly sought after residential suburb lying just under 2 miles from Southampton Town Centre benefitting from excellent road links via the M27 (Junction 3) and the M3 (Junction 14), being within 5 miles of Southampton Airport.

**PROPERTY**

A mid-terraced **3 Bed House in need of some modernisation**, benefitting from gas central heating (not tested), UPVC double glazing and a 60ft Rear Garden.

**ACCOMMODATION**

**Ground Floor**

2 Reception Rooms  
Kitchen with open plan Conservatory,  
Shower/WC.

**First Floor**

3 Bedrooms  
Bathroom/WC

**Plus 60ft Rear Garden**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 3 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Point 9 in the 'Notice to all Bidders' page

enfields

**JOINT AUCTIONEERS**

Enfields, 347 Shirley Road, Shirley,  
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Ref: P. Vincent, Esq – Email: paulvincent@enfields.co.uk

**VENDOR'S SOLICITORS**

Footner & Ewing – Tel: 01794 512 345  
Ref: A. Howorth Esq – Email: ajrh@footner-ewing.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts