

Lot 18

2 Willow Gardens, North
Baddesley, Southampton
SO52 9FY

GUIDE PRICE: £110,000



**SEMI DETACHED THREE BEDROOM HOUSE
SUBJECT TO ASSURED TENANCY**

This Semi Detached house situated in a quiet close offers three bedroom accommodation. The property has gas fired central heating and is mainly double glazed. There is a garage with own driveway to the side and ample off street parking. The property may offer scope for further extension subject to obtaining any necessary planning consent. This lot is sold subject to an assured tenancy that commenced on 6th April 2007 with a current rental income of £3,762 pa. The next rent review is due on 6th April 2013 in line with RPI. The property is occupied by a couple whom we understand are 81 and 72 years of age respectively.

ACCOMMODATION

Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Laundry Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Gardens, Garage and Workshop, Off Street parking.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Test Valley Borough Council 01264 368000
Council Tax Band: D

VENDOR'S SOLICITORS

Mr D Moore, Moon Beaver Solicitors, 21a John Street,
London WC1N 2BF. Tel: 0207 400 7770

VIEWING TIMES

External Viewing Only. Internal photos and Floorplan available on application to the auctioneers.

JOINT AUCTIONEERS

Jaggard Baker, 45 Wycombe End,
Beaconsfield, Bucks HP9 1LZ.
Tel: 01494 677755



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN