



Priory Lane, Hartley Wintney RG27 8EX

welcome to

Priory Lane, Hartley Wintney

This three-bedroom terraced bungalow has undergone significant recent renovations, making it a desirable property. The house boasts parking space for up to three cars and



This exceptionally well-maintained property features a double glazed conservatory and a master bedroom that overlooks the private rear garden, adding to the charm and appeal of the home. The lounge benefits from new flooring and decoration along with suitable socket location for television and entertainment equipment.

The kitchen was re-fitted in 2022 with a selection of modern floor and wall-mounted cabinets, drawers, and cupboards. The kitchen also includes laminated work surfaces and a single drainer stainless steel sink unit. Essential appliances such as a dishwasher, freestanding cooker with a cooker hood, fridge freezer, and a new modern combination boiler wall mounted in the kitchen are all included, providing convenience and functionality to the space.

The outdoor area of the property is equally impressive, with a paved patio area at the rear leading to a low maintenance garden featuring a timber garden shed and summer house, adding extra storage and recreational space. The garden is mainly comprised of a lawn area, flower beds, and shrubs, all enclosed by panel fencing to ensure privacy.

Kitchen

10' 5" x 8' (3.17m x 2.44m)

Reception Room

15' x 10' 8" (4.57m x 3.25m)

Conservatory

11' 5" x 9' (3.48m x 2.74m)

Bedroom 1

11' x 9' 5" (3.35m x 2.87m)

Bedroom 2

11' 10" x 6' 2" (3.61m x 1.88m)

Bedroom 3

11' x 6' 7" (3.35m x 2.01m)

Bathroom

6' 5" x 6' (1.96m x 1.83m)



view this property online [brownandmerry.co.uk/Property/CSM103142](https://www.brownandmerry.co.uk/Property/CSM103142)



welcome to

Priory Lane, Hartley Wintney

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RECENTLY UNDERGONE FULL RENOVATION

Tenure: Freehold EPC Rating: C

guide price

£340,000

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 £300 inc VAT towards the preparation cost of the pack.

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.



Please note the marker reflects the postcode not the actual property

view this property online [browndmerry.co.uk/Property/CSM103142](https://www.browndmerry.co.uk/Property/CSM103142)



Property Ref:
CSM103142 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01494 775650



chesham@browndmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



[browndmerry.co.uk](https://www.browndmerry.co.uk)