



Rosemary Gardens | Blackwater | Camberley | GU17 0NE

Guide Price £400,000 Freehold



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Camberley | GU17 0NE
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VIEWINGS FROM 20th APRIL. A three bedroom chalet bungalow being sold with no onward chain by means of secure sale online bidding.

- Sold via 'Secure Sale'
- 2 Reception Rooms
- No Onward Chain
- Hart District Council tax band D
- 3 Bedrooms
- Garage and Driveway
- Immediate 'exchange of contracts' available

Location

Located in the popular town of Blackwater, this chalet bungalow is conveniently located for access to Camberley and the M3.

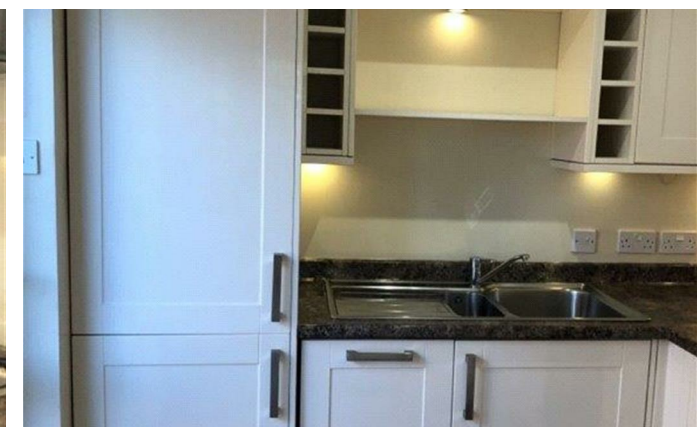
Outside

To the front of the property is an open plan lawned area whilst there is a garage and nice sized driveway to the side. The private rear garden consists of a patio area and lawned garden whilst there is also access to the garage.

Description

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

A three bedroom chalet bungalow with one/two reception rooms. The property is offered with no onward chain and being sold by means of secure sale online bidding.



Being Sold via
Secure Sale
online bidding.
Terms &
Conditions apply.
Starting Bid
£400,000



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

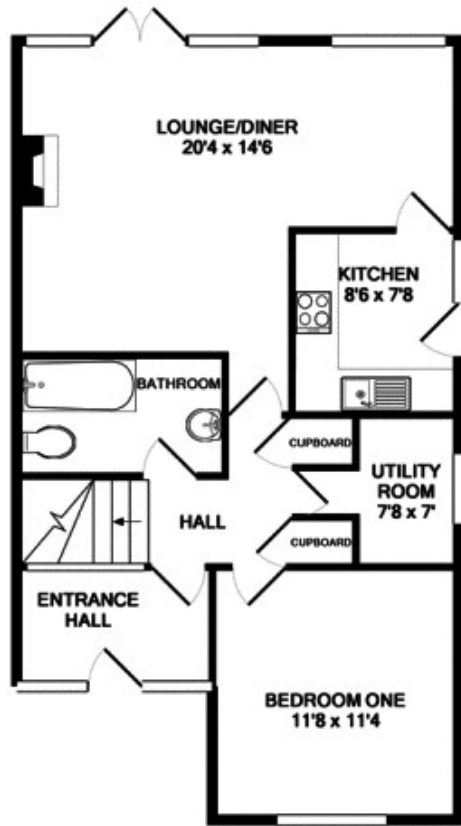
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

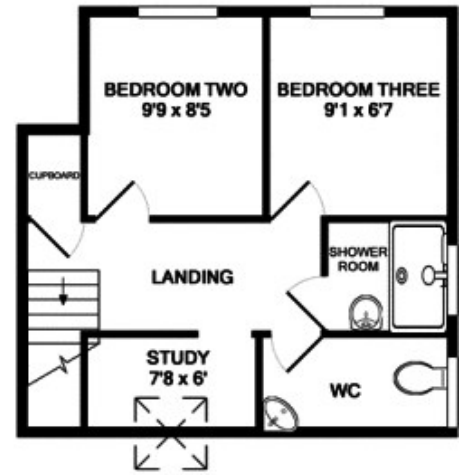
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



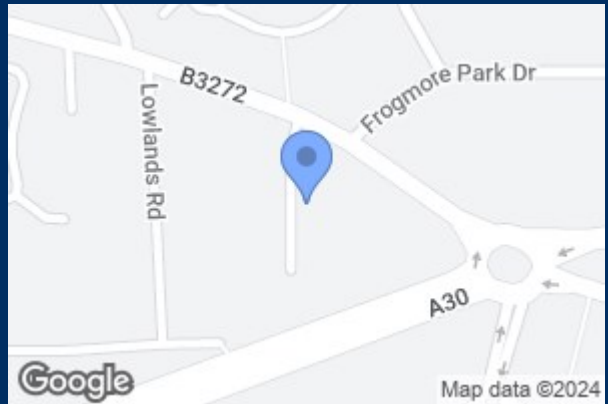
GROUND FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			85
(11-11) B			
(10-10) C		69	
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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