



Nesbits

Established 1921

11 Corfe Close, Hill Head, Fareham, PO14 3NN
For auction Guide Price £300,000 to £325,000

11 Corfe Close, Hill Head, Fareham, PO14 3NN

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED
(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £300,000-£325,000.

We invite IMMEDIATE CASH OFFERS prior to possible Public Auction for this TWO BEDROOM SEMI-DETACHED BUNGALOW enjoying a sought-after cul-de-sac location, benefitting from detached garage plus ample open parking, generous garden and replacement double-glazing; keenly guided to reflect the NEED FOR COMPREHENSIVE MODERNISATION, and holding considerable potential. Corfe Close lies immediately off Cottes Way and to the west of Crofton Lane. This pleasant and popular residential position is a little over a quarter of a mile only from Hill Head's open beach, and some three-quarters of a mile from Stubbington Village centre. No. 11 itself features brick elevations under a pitched and tiled roof, the facade incorporating square bay window. It stands behind a deep, open-plan forecourt, whilst to the rear is a fenced garden, some 50ft x 29ft, with sunny aspect. A private driveway provides open parking for four or five cars in front of a detached single garage.



Being little altered since new, the property is, as stated, in need of a wide-ranging programme of refurbishment, presenting now as an appealing blank canvas for the implementation of an incoming owner's ideas and tastes, and having additional scope for extension (subject to the necessary consents). Full particulars are given as follows and early enquiry is advised:

UPVC and obscure double-glazed front door to:

ENTRANCE HALL

Access to Loft Space. Built-in cupboard housing lagged hot water tank and slatted shelves. Night storage radiator.

BATHROOM & W.C.

7'6 x 5'8 (2.29m x 1.73m)

Coloured suite comprising: panelled bath, pedestal handbasin, and low flush w.c. UPVC replacement obscure double-glazed window. Textured Artex ceiling.

KITCHEN

7'8 x 7'7 (2.34m x 2.31m)

Fitted base and wall cupboards, single drainer stainless steel sink unit. Electric cooker point, plumbing for washing machine. UPVC replacement double-glazed window to side elevation; similar side entrance door. Textured Artex

ceiling.

BEDROOM ONE

13'6 x 10'8 (4.11m x 3.25m)

Square bay window to front elevation having UPVC replacement double-glazing. Fitted wardrobe with sliding doors. Contemporary electric radiator.

BEDROOM TWO

11'2 x 11'4 (3.40m x 3.45m)

UPVC replacement double-glazed window to front elevation. Fitted double wardrobe, overhead storage, drawer unit.

LIVING ROOM

18'7 x 11'4 (5.66m x 3.45m)

Coved, textured Artex ceiling. Night storage radiator. Tiled fireplace. UPVC replacement double-glazed picture window overlooking rear garden; adjacent obscure double-glazed door.

OUTSIDE

FRONT

Deep, open-plan garden forecourt. Private driveway, some 70ft (21.34m) in length overall (with mid-way pair of vehicular gates), affording OPEN PARKING FOR 4 or 5 CARS.

REAR

Depth: 50'0 (15.24m) Width: 29'0 (8.84m) Generous garden with fenced surround and southerly aspect.

DETACHED GARAGE

17'6 x 8'2 (5.33m x 2.49m)

Of brick construction under a pitched and tiled roof; up-and-over door.

EPC 'D'

COUNCIL TAX

Band 'C' - £1,375.61 per annum (2024-25)
- Fareham Borough Council.

VIEWING

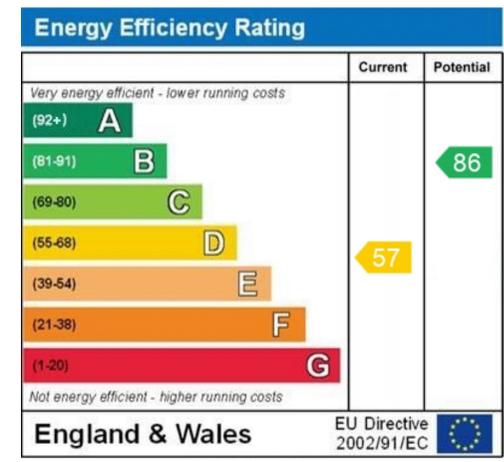
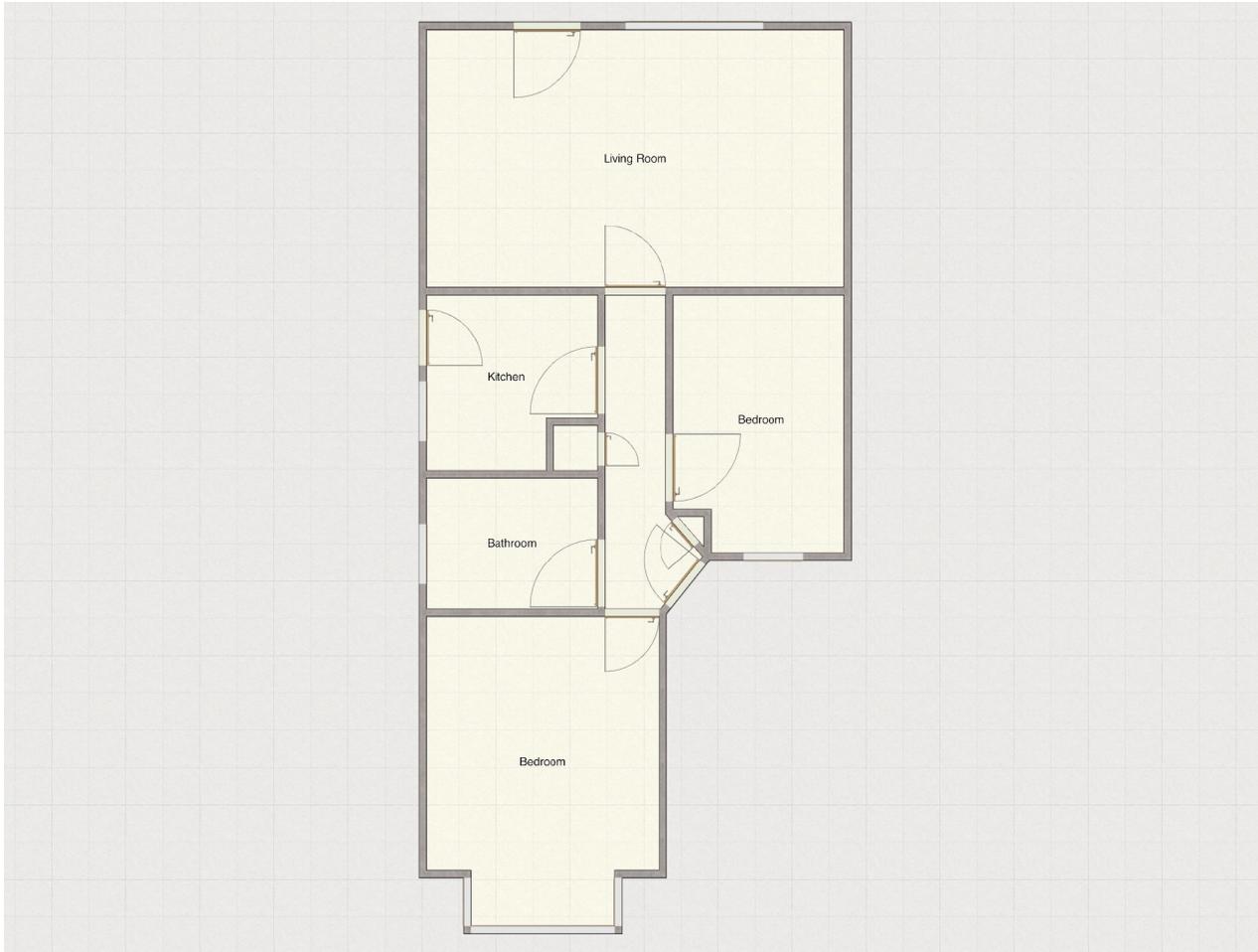
By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(17695/049328)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

