



London Road | Blackwater | Camberley | GU17 0AG

Asking Price £950,000 Freehold

Waterford's W
Residential Sales & Lettings

London Road | Blackwater
Camberley | GU17 0AG
Asking Price £950,000

AVAILABLE TO PURCHASE VIA AUCTION

A large and versatile, characterful, eight-bedroom detached period house.

- Over 4000 square feet of accommodation
- 0.44 acres of land
- 8-bedroom detached house
- For sale by auction
- Development or modernisation opportunity
- Council tax band: F

SPECIAL CONDITIONS OF SALE

The buyer is to reimburse the seller upon completion in the sum of £1,002 incl VAT for a contribution towards their general legal disbursements and also the cost of searches cost being £218.

PROPERTY DESCRIPTION

A large and versatile, characterful, eight-bedroom detached period house, with vast accommodation of over 4,000sqft now requiring refurbishment, being located in a well-thought of area of the town.

The property, which occupies large gardens and grounds, now offers scope for the transformation into a stunning family whilst others may look at alternative schemes and uses, subject to all necessary consents being obtainable.

ACCOMMODATION

Ground floor: Reception hallway, kitchen, utility room, breakfast room, dining room, family room, sitting room, living room, reception room, snug, study. First





floor: Landing, 8 bedrooms, cloakroom/WC. Outside: Front and rear gardens. Off-street parking for multiple vehicles.

TENURE Freehold with vacant possession.

SITE MEASUREMENTS

Extending to 0.18 hectares (0.44 acres).

EPC

Rating: E.

AUCTIONEERS NOTE

A slither of land located to the North-Western tip of the rear garden has recently been sold away. Please refer to auction legal pack for further information.

IMPORTANT INFORMATION

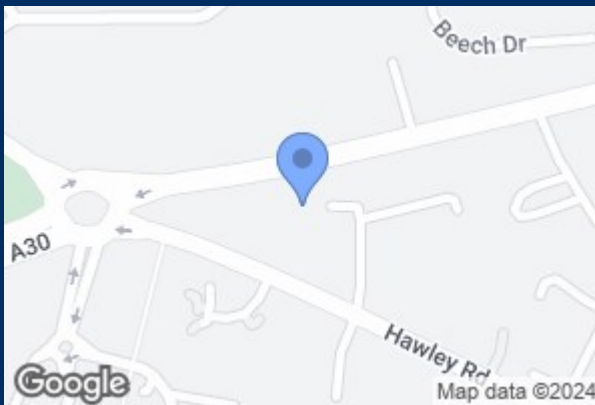
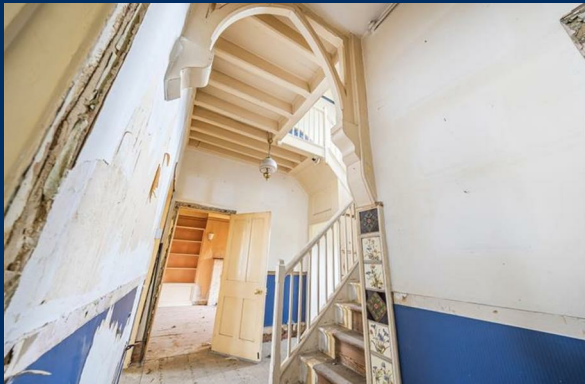
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!



London Road, Blackwater, Camberley, GU17

Approximate Area = 4234 sq ft / 393.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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