



10 Solent View

Calshot SO45 1BH

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- OWNED SOLAR PANELS
- STARTING BID £240,000
- PARKING FOR THREE CARS
- NATURE VIEWS TO THE FRONT AND REAR
- SUNNY AND BRIGHT EXTENTION & PATIO
- WALKING DISTANCE TO CALSHOT BEACH
- SOLD VIA SECURE SALE
- ONLINE BIDDING - T & C'S APPLY

Auction Guide £220,000 Freehold





Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

Entrance

This spacious entrance invites you in to the property leading on to most rooms in the bungalow. Newly decorated with wood effect laminate floors, painted walls in a light colour, and has a loft hatch for access to the loft.

Kitchen

This generous sized kitchen has floor tiles throughout, two windows which allows plenty of light into the room, a modern fitted kitchen with a large range of oak effect wall and base units enhanced by the contrast of grey worktops with green tiled backsplash making it feel warm and inviting. There is a built in electric oven, a four ring gas hob with an electric extractor hood over, space and plumbing for a washing machine and a dishwasher, and a sink with a modern chrome mixer tap and a watersoftener installed only a few years ago.

Lounge

In the heart of the house, we find a spacious lounge with new double glass sliding doors, leading out to the new extension with access out to the garden and the protected fields at the back of the bungalow.

New Extension

This bungalow has a brand new added extension to it with roof windows across the room, windows across the whole front wall and large double glass sliding doors leading out to the back garden and the protected fields at the back of the house.

This is a wonderful extra added space to the house that warms up nicely by the sun in the winter, yet will still keep cool in the summer with the tinted and UV filtered glass.

Master Bedroom

The master bedroom has a window overlooking the fields at the back of the house. No traffic and only the peace and quite this location can offer! Wood effect laminate flooring, light creme colour painted walls, radiator and space for wall to wall wardrobes and bedroom furnitures.

Second Bedroom

Good size double bedroom with wood effect laminate flooring, light creme colour painted walls, radiator, window with views over the fields at the front of the bungalow.

Third Bedroom

The third bedroom is also a double bedroom with a smaller window, wood effect laminate flooring, light creme colour painted walls, radiator and space for a wardrobe and bedroom furnitures.

Bathroom

Lovely family bathroom with wood effect laminate floorings, sand coloured tiled walls and a window for natural light. The bathroom consists of a bath, a toilet and a floor standing washbasin.

Parking

There is parking for two cars in front of the bungalow

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the

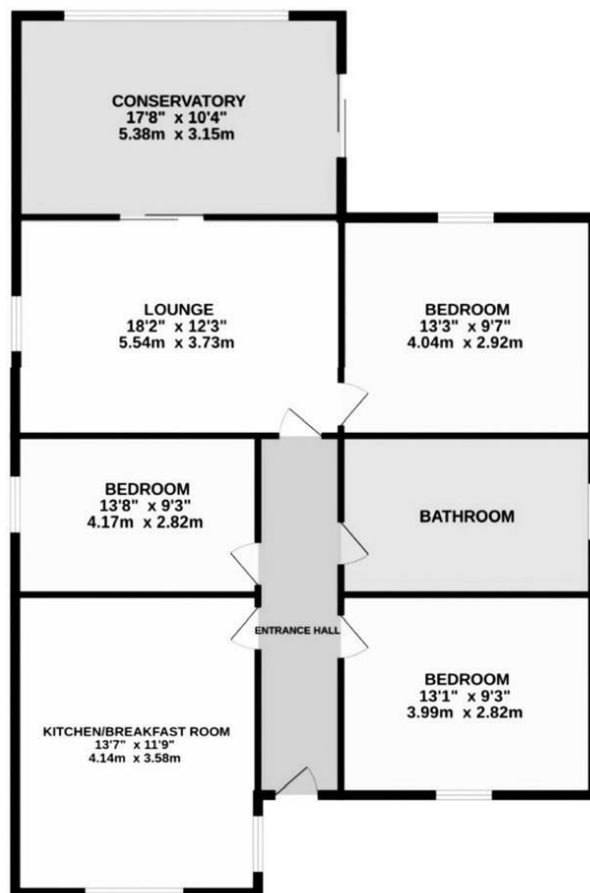
end of the auction.

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.



Local Authority **New Forest District Council**
Council Tax Band **C**
EPC Rating **E**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given.
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