



Connells

Hulbert Way
Basingstoke



Property Description

Offered to the market with no onward chain is this lovely and very well looked after detached bungalow. The property comprises of an entrance hall, living room with electric fireplace and large window overlooking the rear garden, fitted kitchen, three bedrooms and a bathroom featuring an accessible bath with shower. The outside of the home benefits from a landscaped rear garden with matured shrubs and flowers, driveway parking and a detached garage.

Situated in the sought after Berg Estate, the location offers a quiet and relaxed atmosphere with many parks and walking routes nearby. There are bus stops just around the corner from the property providing regular services into the Town Centre. The estate is next to South Ham offering a local Dentist, Doctors Surgery, Pharmacy, convenience stores and Schools. Basingstoke's Town Centre is less than 2 miles from the property and houses the Festival Place Shopping Centre, The Malls and mainline train station to London Waterloo. Also the Basingstoke Leisure Park is only a mile via car which offers restaurants, a cinema, ice rink, swimming centre and bowling alley.

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.

Entrance Hall

Storage cupboard, airing cupboard and doors to:

Kitchen

12' 10" max x 9' 11" max (3.91m max x 3.02m max)

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, fitted four ring gas hob with extractor hood over, fitted double electric oven, space for under counter fridge freezer, space for washing machine, double glazed window to rear aspect, double glazed window to side aspect and door to rear garden.

Living Room

15' 11" max x 10' 10" max (4.85m max x 3.30m max)

Double glazed window to rear aspect, double glazed window to side aspect and electric fireplace.

Bedroom One

10' 10" max x 10' 9" max (3.30m max x 3.28m max)

Double glazed window to front aspect and built in wardrobe.

Bedroom Two

10' 10" max x 7' max (3.30m max x 2.13m max)

Double glazed window to side aspect.

Bedroom Three

8' 11" max x 6' 9" max (2.72m max x 2.06m max)

Double glazed window to front aspect.

Bathroom

Accessible bath with shower, low level WC, vanity wash hand basin, heated towel rail and double glazed frosted window to side aspect.

Outside

Rear Garden

Part patio with remainder laid to lawn, flowerbeds, matured shrubs and wood panel fence enclosed with two gates for access the front.

Parking

The property benefits from driveway parking.

Garage

15' 9" max x 8' max (4.80m max x 2.44m max)

Light and power with standard door to front and window to rear aspect.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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