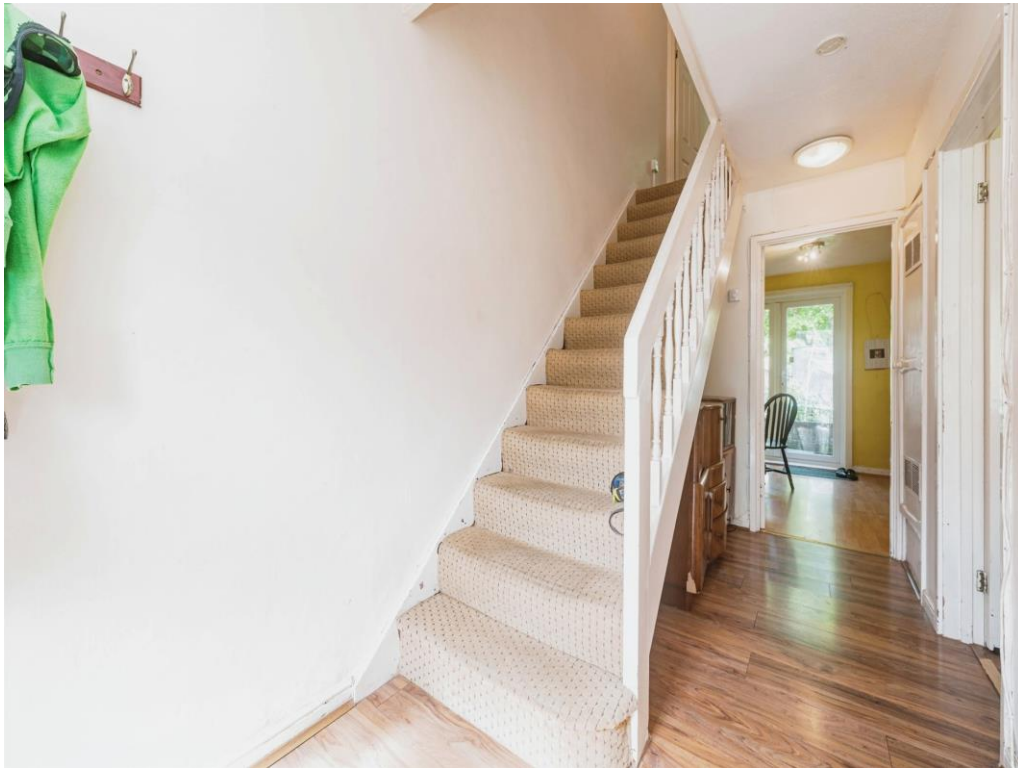




Connells

Chaucer Close
Popley Basingstoke



Property Description

Welcoming to the market this THREE BEDROOM, mid-terrace home. Comprising lounge, kitchen/diner. TWO DOUBLE BEDROOMS, a third bedroom and family bathroom, Externally the property benefits from FRONT and REAR GARDENS.

Located just off the A33, the property benefits from excellent travel links to Reading Town Centre and is just 2.7 miles from the Basingstoke Town Centre. A short walk from the house, there is a range of shops including Lidl, The Range and more. Slightly further away, but still within a mile, is the Chineham Shopping Centre also containing a selection of shops ranging from supermarkets to fast food options. Locally, there is a plenty of open space, along with the lovely Basing Wood.

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.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Double glazed window to front aspect, boiler cupboard, radiator

Lounge

10' 2" x 12' 8" (3.10m x 3.86m)

Double glazed window to front aspect, radiator, laminate flooring

Kitchen/Diner

16' 5" x 10' 1" into cupboard (5.00m x 3.07m into cupboard)

Double glazed window to front aspect, double glazed door to rear aspect, fitted kitchen comprising of roll top work surface with cupboards and drawers under and cupboards over, stainless steel sink with mixer tap, space for fridge freezer, space for cooker, part tiled

Upstairs

Bedroom 1

10' 1" max x 10' 5" into wardrobe (3.07m max x 3.17m into wardrobe)

Double glazed window to rear aspect, carpet, radiator

Bedroom 2

12' 5" max x 10' 1" into cupboard (3.78m max x 3.07m into cupboard)

Double glazed window to front aspect, carpet, radiator

Bedroom 3

9' 2" max x 7' 5" max (2.79m max x 2.26m max)

Double glazed window to front aspect, laminate flooring

Bathroom

Double glazed frosted window to rear aspect, panel bath with electric shower, mostly tiled

Toilet

Double glazed frosted window to rear aspect, Low-level WC, pedestal wash hand basin

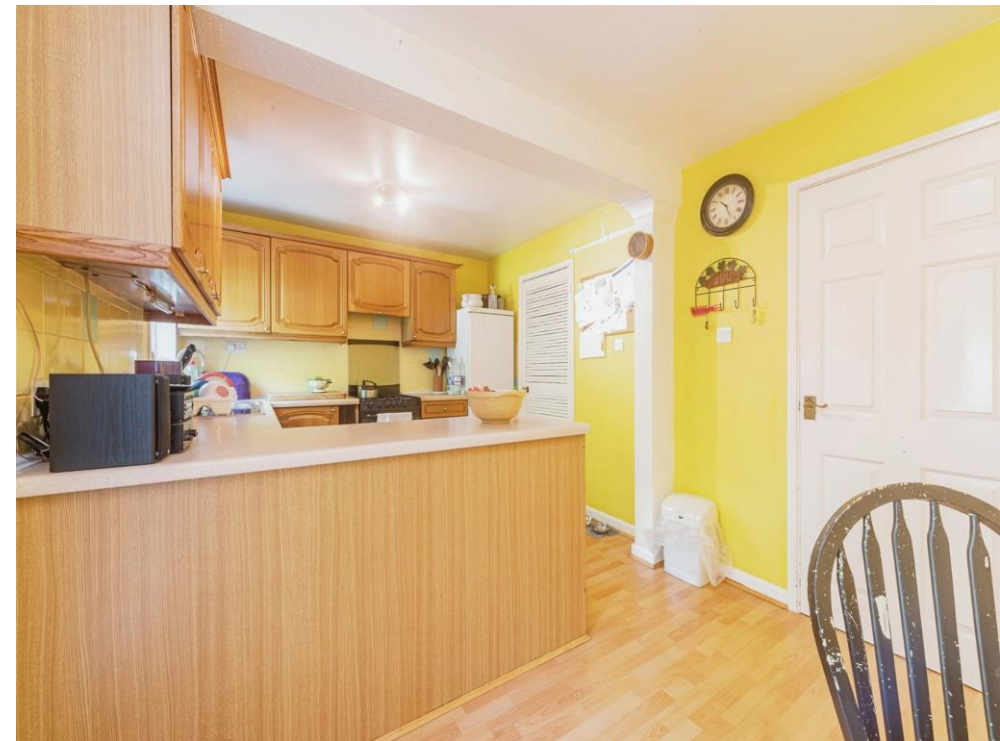
Loft Space

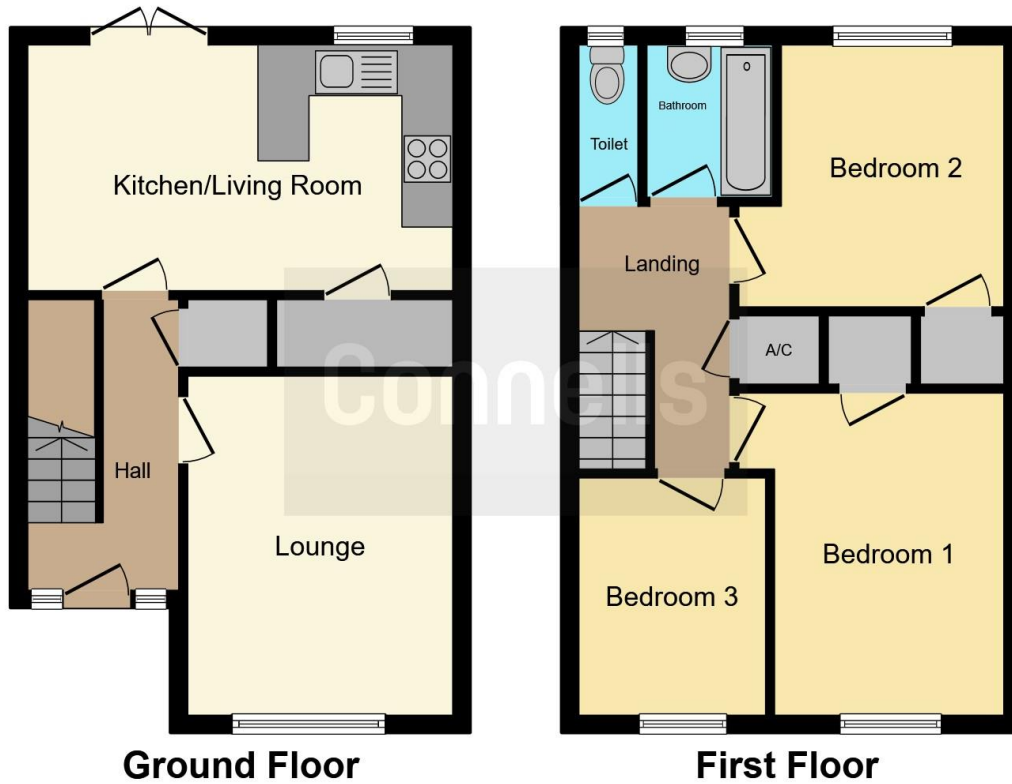
water tank

Outside

Rear Garden

Fully enclosed, patio with remainder laid to lawn, shrubs to scale, concrete pathway





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

To view this property please contact Connells on

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EPC Rating: Awaited

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Awaiting Photograph

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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