



St. Vincent Crescent, Waterlooville PO8 9JB

welcome to

St. Vincent Crescent, Waterlooville

Auction starting price - £300,000. With *NO FORWARD CHAIN* this beautiful extended two-bedroom semi-detached bungalow, located off Catherington Lane, Horndean offers spacious living with two reception rooms. Viewings are highly recommended.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

UPVC door. Smooth ceiling. Attic access. Smooth walls. Radiator. Storage cupboard. Carpeted flooring.

Living Room

10' max x 13' 5" (3.05m max x 4.09m)
Smooth ceiling. Covings. Smooth walls. Radiator. Carpeted flooring.

Dining Room

16' 7" narrowing to 13' 4" x 11' 1" (5.05m narrowing to 4.06m x 3.38m)
Aluminium uPVC roof (thermally insulated). Double glazed windows to rear elevation and side elevations with built in American Plantation Style blinds. Smooth walls. Cupboard Storage / Utility housing boiler and space for appliances. Heated tiled flooring. Double glazed double doors to rear elevation.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)
Double glazed window to side elevation. Smooth ceiling. Smooth walls. Wall and base units. Roll top counter. One and a half bowl sink and drainer unit. Space for appliances. Tiled flooring.

Bedroom One

11' 1" max x 16' 9" max (3.38m max x 5.11m max)
Double glazed window to front elevation. Textured ceiling. Wall papered walls. Radiator. Carpeted flooring,

Bedroom Two

7' 11" x 9' 1" (2.41m x 2.77m)
Spacious single room with double glazed window to front elevation. Smooth ceiling. Smooth walls. Cupboard. Radiator. Carpeted flooring.

Bathroom

Double glazed window to side elevation. Smooth ceiling. Panelled walls. Radiator. Handrails. Walk-in shower cubicle. Mid-level flush WC with heated bidet seat and vanity wash hand basin unit. Laminate heated (electric) flooring.

Front Garden

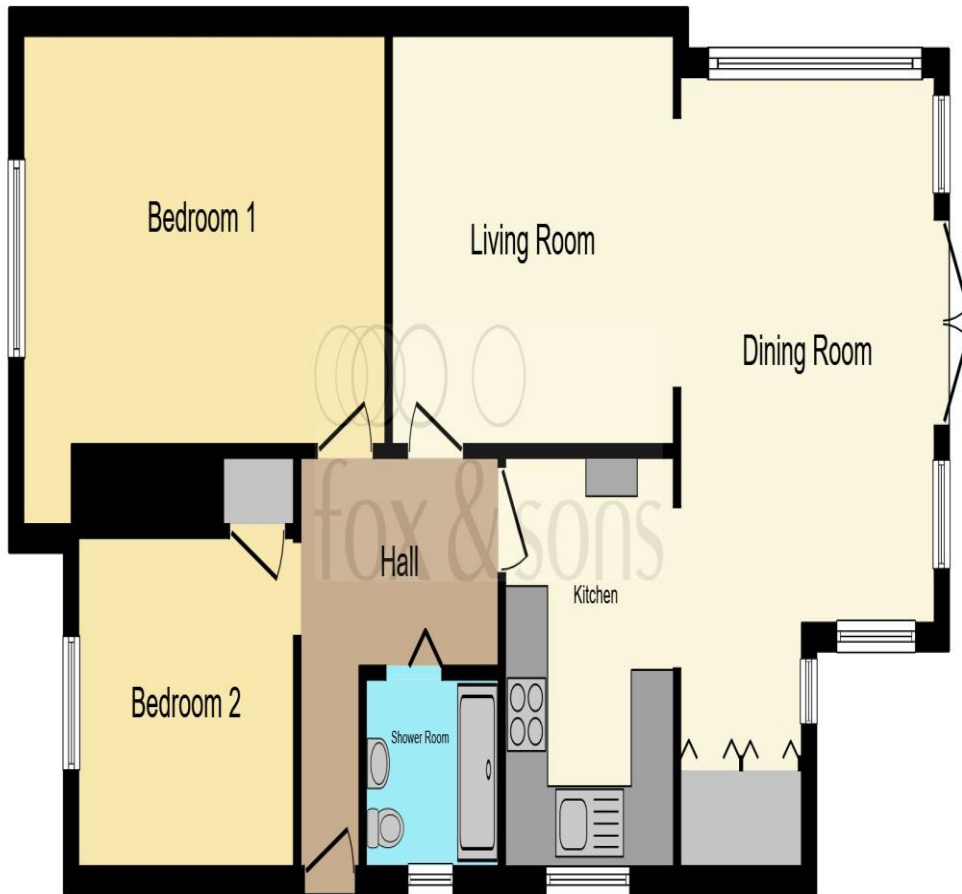
Resin drive. Mature shrubs.

Rear Garden

Laid to patio. Laid to lawn. Mature shrubs and trees. Raised flower beds. Three sheds.

Garage

8' 11" x 16' 1" (2.72m x 4.90m)
Electric roller door. Double glazed window to side elevation. Concrete flooring.



Total floor area 74.0 m² (796 sq.ft.) approx

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



welcome to
St. Vincent Crescent,
Waterlooville

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- £300,000 Auction Starting Price
- Two Bed Semi Detached Bungalow

Tenure: Freehold EPC Rating: D

guide price

£300,000



view this property online fox-and-sons.co.uk/Property/WLV109015



Property Ref:
WLV109015 - 0024

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk