



Ingledene Close, Havant PO9 1DG

welcome to

Ingledene Close, Havant

AUCTION CLOSES 5th June - A chalet bungalow offering a lounge, dining room, bedroom, shower room, kitchen and conservatory to the ground floor. The master bedroom on the first floor offers plenty of eaves storage space. Other benefits include a private garage and off road parking.

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 Porch

Door to hallway.

Entrance Hall

Shower Room

Sliding door to shower room with double glazed window to side aspect. Shower, low level WC and wash hand basin set over vanity unit. Heated towel rail.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)

Double glazed window to front aspect. Stairs to first floor. Radiator.

Kitchen

10' 6" x 7' 11" (3.20m x 2.41m)

Two double glazed windows to side aspect. Wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Stand alone oven, space for fridge/freezer, wall mounted boiler.

Bedroom Two

13' 5" max x 10' (4.09m max x 3.05m)

Double glazed bay window to front aspect. Radiator.

Lounge

15' x 10' (4.57m x 3.05m)

Double glazed windows to rear looking into the conservatory. Door to conservatory. Brick hearth and fireplace with wooden mantel over. Radiator.

Conservatory

Brick and double glazed conservatory with polycarbonate roofing. Radiator. Double glazed sliding patio door to rear garden.

First Floor

Bedroom One

18' 3" x 13' 3" (5.56m x 4.04m)

Double glazed windows to front, rear and side aspects. Ample eaves storage to three sides. Access to loft space.



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
Ingledene Close,
Havant

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Chalet Bungalow
- Two Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price
£200,000



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Property Ref:
WLV109185 - 0005

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