



Oakmont Drive, Waterloooville PO8 8TH

welcome to

Oakmont Drive, Waterloo

A spacious detached home offering a lounge, kitchen/diner, cloakroom and dining room to the ground floor, with four bedrooms and bathroom to the first floor. Ample off road parking and close to Queens Inclosure and South Downs National Park. Great transport links for commuting.

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

With double glazed panels to the door and double glazed windows to front aspect. Door to hallway.

Hallway

Doors to lounge, cloakroom, kitchen/diner and separate dining room. Stairs leading to first floor.

Lounge

16' 8" x 10' 8" (5.08m x 3.25m)
Double glazed bay window to front aspect and double glazed window to side aspect. Gas fire in fireplace with hearth and mantel over, radiator.

Dining Room

15' 9" x 11' (4.80m x 3.35m)
Door leading to rear garden with two double glazed windows to rear aspect. Wooden floor, under stairs storage cupboard, fireplace with hearth and mantel over.

Cloakroom

Low level WC and wash hand basin.

Kitchen / Diner

16' x 10' 10" (4.88m x 3.30m)
L-shaped room with double glazed window to rear aspect. Range of wall and base units and drawers with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Space for oven and hob with extractor hood over. Space for washing machine and fridge/freezer. Breakfast bar with cupboards and drawers, radiator, pantry.

First Floor Landing

Double glazed window to side aspect. Radiator. Doors to all rooms.

Bedroom One

16' 8" x 10' 8" (5.08m x 3.25m)
Double glazed windows to front and side aspects. Radiator.

Bedroom Two

13' 8" x 7' 9" (4.17m x 2.36m)
Double glazed window to front aspect. Built-in storage cupboard, radiator.

Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m)
Double glazed window to rear aspect. Radiator. Door to bedroom four.

Bedroom Four

9' 4" x 8' (2.84m x 2.44m)
Double glazed window to rear aspect. Radiator. Door to bedroom three.

Bathroom

Double glazed window to side aspect. Suite comprising wood panel enclosed bath, low level WC and pedestal wash hand basin. Tiled to principal areas. Storage cupboard.

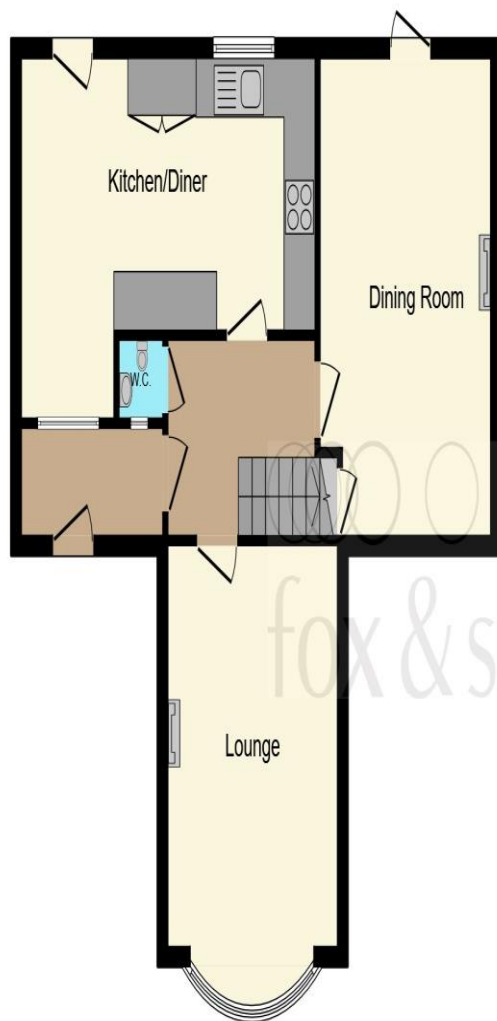
Outside

Front

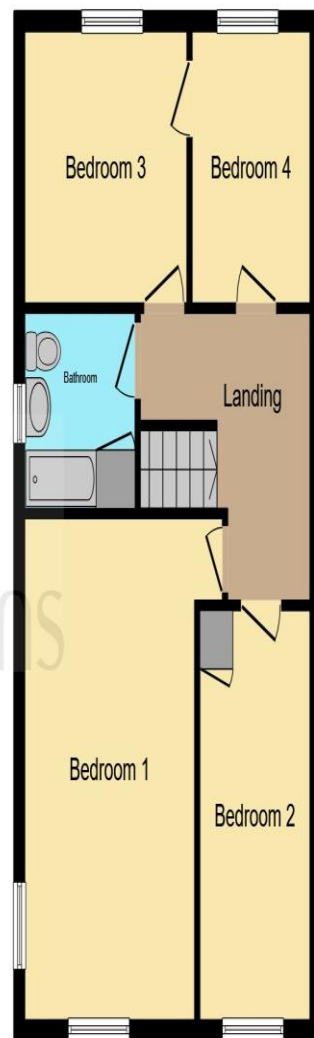
Driveway providing off road parking for several cars, leading to garage with up and over door, power and light. Lawned area with hedge border.

Rear Garden

Enclosed by panel fencing with patio area and laid to lawn with mature shrubs. Wooden shed.



Ground Floor



First Floor

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
Oakmont Drive,
Waterlooville

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bed Detached House
- Off Road Parking & Integral Garage
- Full Cavity Wall Insulation
- Private South Facing Rear Garden

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

guide price

£375,000



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Property Ref:
WLV108468 - 0003

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