



**Thrush Walk, Waterlooville PO8 8LX**

**welcome to**

## **Thrush Walk, Waterlooville**

This fantastic home is being sold via modern auction, presenting a great opportunity for buyers looking for a spacious property in a sought-after location. Don't miss out-contact us today to arrange a viewing!

### **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. Textured ceiling. Smooth walls. Large double storage. Utility cupboard. Laminate flooring.

### **Cloakroom W/C**

Double glazed window to front elevation. Smooth ceiling. Smooth walls. Wall mounted wash hand basin. Low level WC. Vinyl flooring.

### **Lounge**

10' 6" x 21' 8" ( 3.20m x 6.60m )  
Double glazed bay window to front elevation. Smooth ceiling. Coving. Smooth walls. Two radiators. Carpeted flooring. Double glazed sliding door to rear elevation.

### **Dining Room**

9' 8" x 10' ( 2.95m x 3.05m )  
Textured ceiling. Coving. Smooth walls. Radiator. Laminate flooring. Double glazed sliding door to rear elevation.

### **Kitchen / Dining Room**

9' 8" x 11' 5" ( 2.95m x 3.48m )  
Double glazed window to front elevation. Textured ceiling. Part smooth part tiled walls. Wall and base units. Boiler. Space for appliances. Sink and drainer unit. Laminate flooring.

### **Bedroom Two**

12' 7" + cupboard x 10' 1" ( 3.84m + cupboard x 3.07m )  
Double glazed window to rear elevation. Textured ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom One**

10' 8" + cupboard x 12' 8" ( 3.25m + cupboard x 3.86m )  
Double glazed window to front elevation. Textured ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom Three**

9' 7" x 10' 7" ( 2.92m x 3.23m )  
Double glazed window to front elevation. Textured ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom Four**

7' 2" x 8' 1" ( 2.18m x 2.46m )  
Double glazed window to front elevation. Textured ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

### **Bathroom**

Double glazed window to front elevation. Smooth ceiling. Part smooth part tiled walls. Corner bath and hand-held shower attachment. Pedestal wash hand basin. Low level WC.

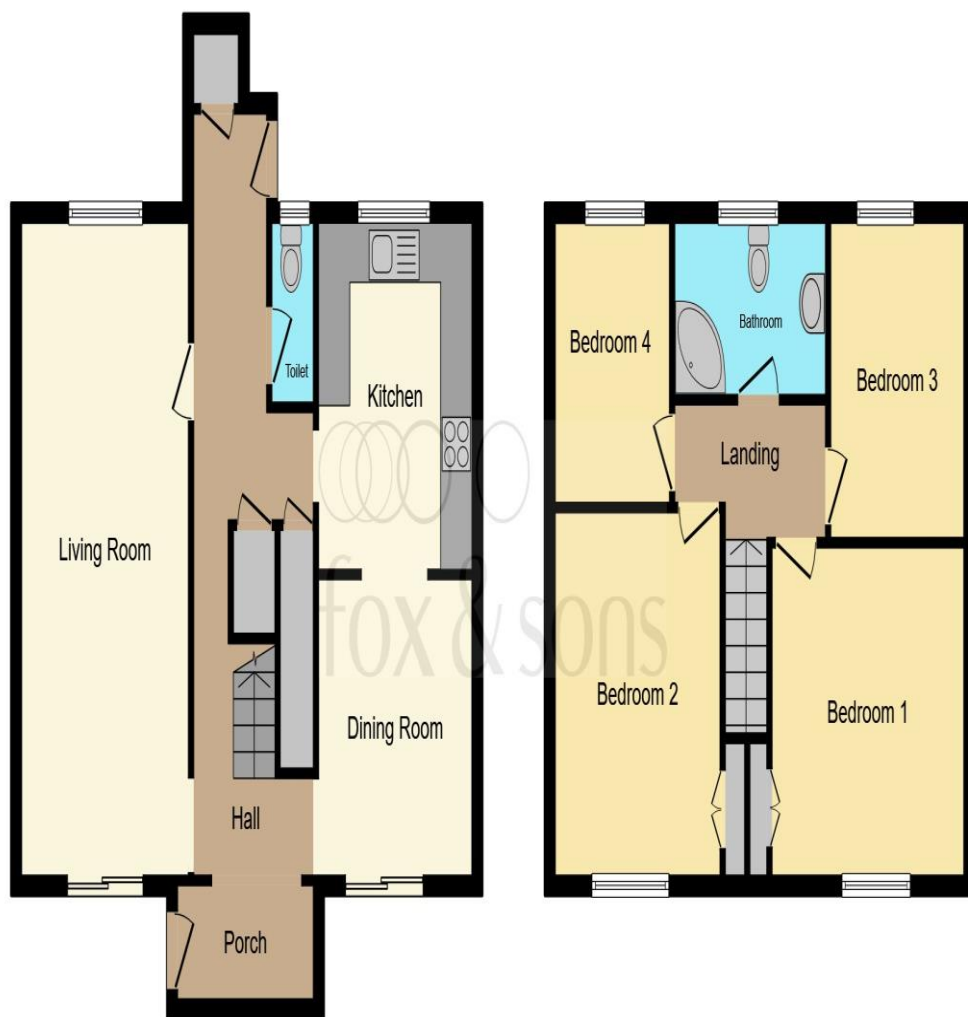
### **Front Garden**

Laid to lawn. Path leading to front door.

### **Rear Garden**

Laid to lawn. Laid to patio. Rear pedestrian access to Car Park. Outside storage shed. Flower borders.





**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](http://www.focalagent.com)



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**Thrush Walk,**  
**Waterlooville**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- End-terraced House

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



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Property Ref:  
WLV109097 - 0004

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fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



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



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