



**Modern  
Auction**

**£290,000**

**Freehold**

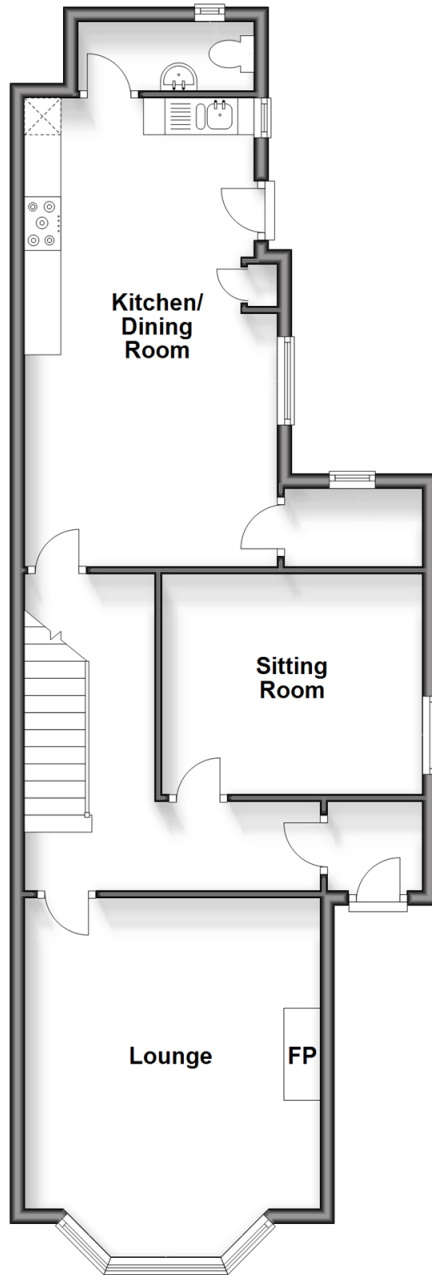
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**Fitzroy Street, Sandown,  
Isle of Wight, PO36**

**Pittis**   
Helping you move forwards

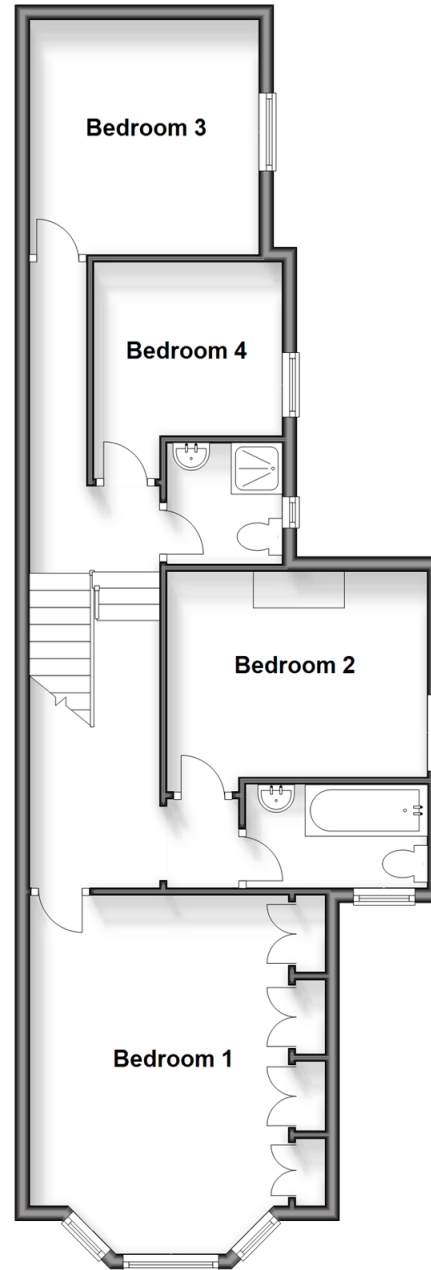
## Ground Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



## First Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 16'2 into bay x 12'9 (4.93m x 3.89m)

Sitting Room: 12'0 x 9'11 (3.66m x 3.02m)

Kitchen/Dining Room: 21'3 x 11'3 (6.48m x 3.43m)

Utility Room

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 16'2 into bay x 10'4 (4.93m x 3.15m)

Bedroom 2: 11'11 x 9'4 (3.63m x 2.85m)

Bedroom 3: 10'7 x 10'6 (3.23m x 3.20m)

Bedroom 4: 8'6 x 7'1 (2.59m x 2.16m)

Bathroom

Shower Room

### OUTSIDE

Front Garden

Side Garden

Driveway





## Main features

- Substantial period semi-detached house
- For sale by Modern Auction -T & C's apply
- Subject to an undisclosed Reserve price
- Buyer's fee's apply
- Beautifully presented throughout and ready to move into
- Gated driveway parking & courtyard garden
- Offered to the market chain free



### Nearest Schools

The Bay CE School  
Broadlea Primary School  
Shanklin C of E Primary Schools  
Gatten & Lake Primary School  
Shanklin Pre-School & Nursery



### Transport Information

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Head.



### Address

Fitzroy Street, Sandown, Isle of Wight, PO36



### Directions

For directions to this property please contact us.





## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you arrange to view, make an offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The winning bidder will make payment of £349.00 including VAT towards the preparation cost of the Buyers Information Pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

## Referral Arrangements

Pittis and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Pittis may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact Pittis**  
**Or visit: <https://pittis.iamsold.co.uk>**