

£220,000

Purcell Close

Waterlooville, PO7 7DW

PROPERTY SUMMARY

Ideal first time or investment purchase. We are delighted to offer for sale this 3 bedroom extended mid terraced property in Purcell Close. The property boasts 3 double first floor bedrooms, a fitted bathroom suite, kitchen/diner, downstairs WC & lounge. Externally there is a driveway providing off road parking for 2 vehicles with a good sized rear garden that has rear access. Early interest is expected and internal viewings are recommended. To arrange your viewing contact us today as Sole agents.





ENTRANCE HALL Stairs leading to first floor, storage cupboard, doors to:

WC Window to front aspect, heated towel rail, WC, hand wash basin, tiled flooring.

KITCHEN/DINER 32' 04" x 8' 04" (9.86m x 2.54m) Window to front aspect, patio doors into the garden, radiator, storage cupboard, range of wall and base units with built in 1 1/2 sink unit integral draining board, built in oven, gas hob with fan above, space & plumbing for washing machine, space for under counter fridge & freezer.

LOUNGE 18' 09" x 12' 10" (5.72m x 3.91m) Window to rear aspect, 2x radiators.

LANDING Airing cupboard housing boiler, access to loft, doors to:

BEDROOM 1 13' 05" x 8' 4" (4.09m x 2.54m) Window to rear aspect, radiator.

BEDROOM 2 13' 00" x 8' 11" (3.96m x 2.72m) Window to rear aspect, radiator, fitted wardrobe.

BEDROOM 3 10' 10" x 7' 10" (3.3m x 2.39m) Window to front aspect, radiator.

BATHROOM Window to front aspect, radiator, bath with electrical shower system over, WC, hand wash basin.

OUTSIDE

FRONT Driveway providing parking for 2 vehicles.

REAR GARDEN Patio area, raised area with lawn, Brick built sleepers for plants, shed, rear access.

AUCTIONEER'S COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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