



AUCTION GUIDE PRICE  
**£165,000**  
**45 Hillsley Road**  
Paulsgrove, PO6 4LF



## PROPERTY SUMMARY

Three bedroom mid terrace family sized home offering three good bedrooms, through lounge and dining space, kitchen, lean to storage area and ground floor cloakroom. The property additionally benefits from rear vehicular access with potential for off road parking or garage, rear garden and no onward chain.





#### **PORCH**

#### **HALLWAY**

**LOUNGE/DINING ROOM** 20' 4" x 10' 10" (6.2m x 3.3m)

**KITCHEN** 12' 5" x 8' 0" (3.78m x 2.44m)

**LEAN TO** 13' 10" x 6' 7" (4.22m x 2.01m) Incorporating WC Space.

#### **WC**

#### **LANDING**

**BEDROOM** 13' 4" x 11' 0" (4.06m x 3.35m)

**BEDROOM** 13' 4" x 9' 0" (4.06m x 2.74m)

**BEDROOM** 10' 0" x 7' 0" (3.05m x 2.13m)

#### **WETROOM**

#### **REAR GARDEN**

#### **REAR VEHICULAR ACCESS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsdd Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

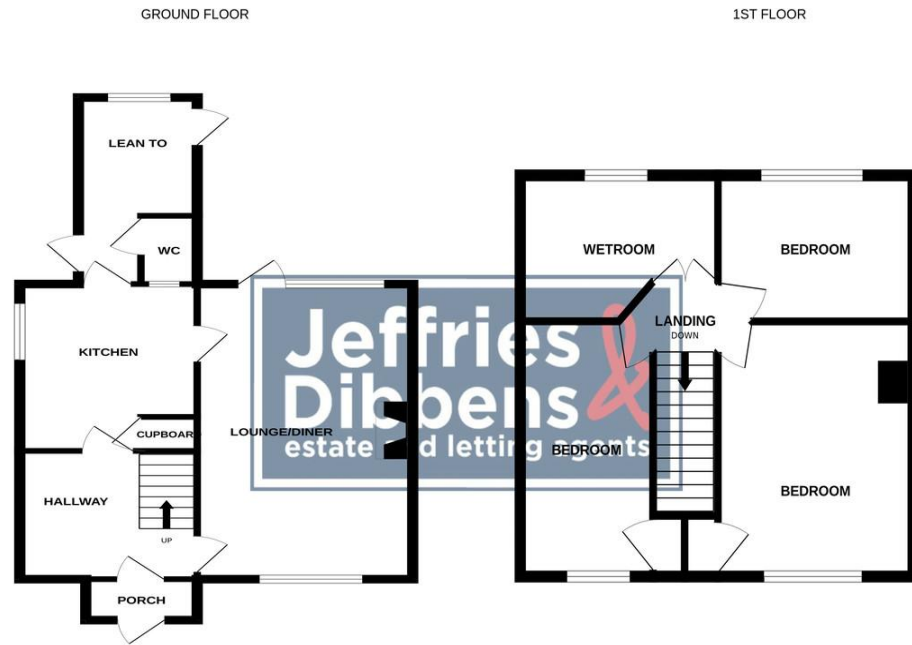
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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 Iamsdd 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 buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsdd.

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

#### **Referral Arrangements**

The Partner Agent 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 Partner Agent 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.



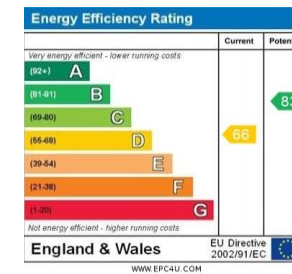
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2023

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



**OFFICE ADDRESS**  
78 West Street, Portchester,  
Fareham, PO16 9UN

**CONTACT**  
023 9243 5000  
portchester@jeffries.co.uk  
www.jdea.co.uk