



AUCTION GUIDE PRICE

**£195,000**

**17 Coleridge Road**

Paulsgrove, PO6 4PB

## PROPERTY SUMMARY

NO FORWARD CHAIN! We are delighted to offer for sale this three bedroom terraced house situated in Coleridge Road, Paulsgrove. The property requires a degree of modernisation throughout, but benefits from views toward Portsmouth Harbour. The property comprises; entrance hall, lounge, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. The property has a rear access and potential for a garage/off road parking. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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**LOUNGE** 13' 0" x 11' 3" (3.96m x 3.43m)

**DINING ROOM** 11' 0" x 11' 0" (3.35m x 3.35m)

**KITCHEN** 7' 10" x 7' 0" (2.39m x 2.13m)

**BEDROOM ONE** 12' 0" x 11' 0" (3.66m x 3.35m)

**BEDROOM TWO** 11' 0" x 10' 0" (3.35m x 3.05m)

**BEDROOM THREE** 9' 9" x 6' 3" (2.97m x 1.91m)

**BATHROOM** 9' 9" x 7' 0" (2.97m x 2.13m)

**GARDEN** North facing.

#### Auctioneer Comments

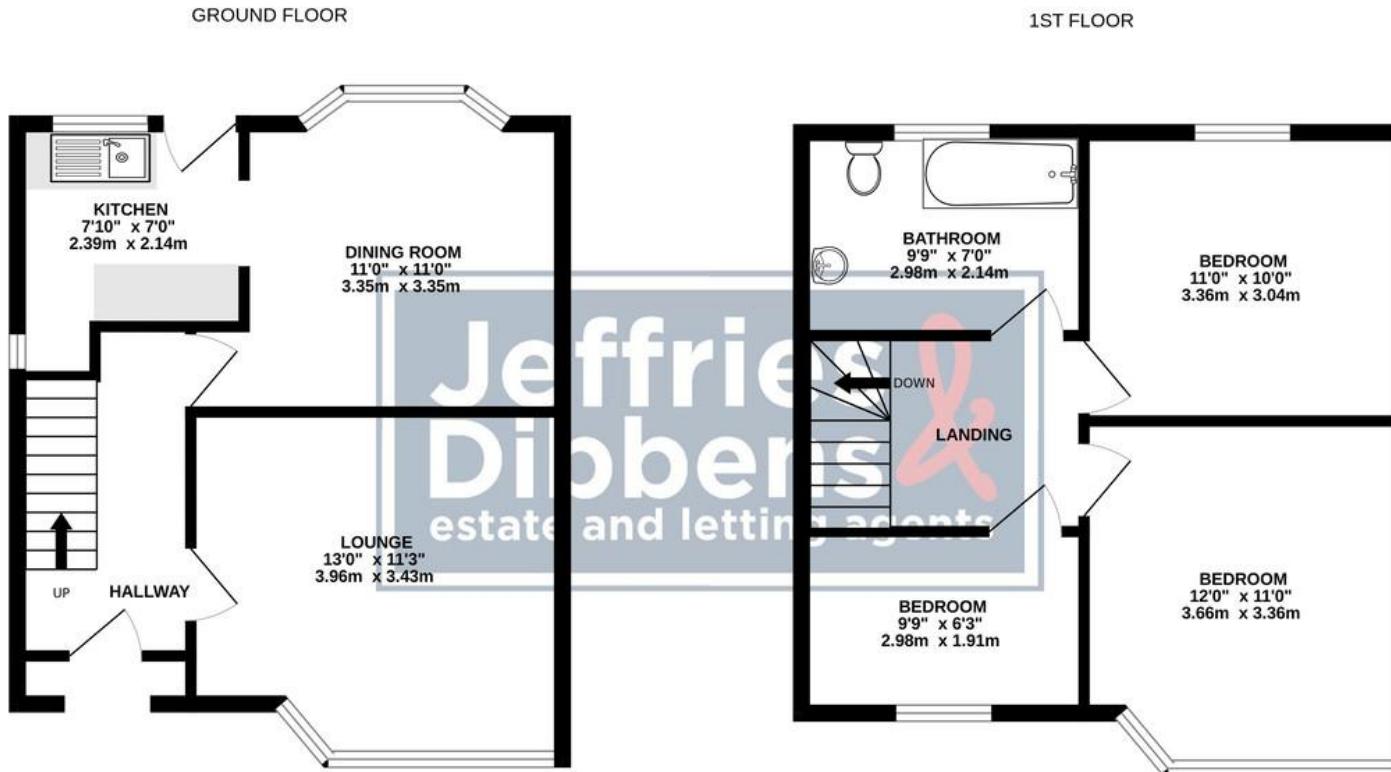
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





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**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs. (92+)	A	88
(81-81)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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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.