

Situated to the north of Fareham this four bedroom individual, detached residence has three reception rooms and two ensuite facilities and is offered for sale with no onward chain. The grounds are accessed via a long, private driveway and benefits from a swimming pool in addition to the generous sized garden. A separate, self contained annexe provides additional accommodation ideal for a relative that wishes to live within close proximity yet remain independent.

Room Measurements:-

- Lounge:-** 20' 7" x 14' 9" (6.27m x 4.49m)
- Kitchen/Breakfast Room:-** 22' 1" x 10' (6.73m x 3.05m)
- Dining Room:-** 15' 1" x 10' 2" (4.59m x 3.10m) Maximum Measurements
- Utility Room:-** 10' 2" x 4' 7" (3.10m x 1.40m)
- Family Room / Study:-** 9' 6" x 8' 10" (2.89m x 2.69m)
- Bedroom 1:-** 20' 7" x 15' 4" (6.27m x 4.67m) Maximum Measurements
- Bedroom 2:-** 14' 3" x 10' (4.34m x 3.05m) Maximum Measurements
- Bedroom 3:-** 13' 1" x 9' 7" (3.98m x 2.92m)
- Bedroom 4:-** 10' 1" x 7' 2" (3.07m x 2.18m)
- Bathroom:-** 12' 10" x 7' 1" (3.91m x 2.16m)
- Annexe - Living Room:-** 13' 9" x 12' 1" (4.19m x 3.68m) Maximum Measurements
- Annexe - Kitchen:-** 9' 5" x 8' 4" (2.87m x 2.54m)
- Annexe - Bathroom:-** 7' 8" x 5' 4" (2.34m x 1.62m)
- Annexe - Bedroom:-** 14' 2" x 12' 2" (4.31m x 3.71m) Maximum Measurements

Nota Bene

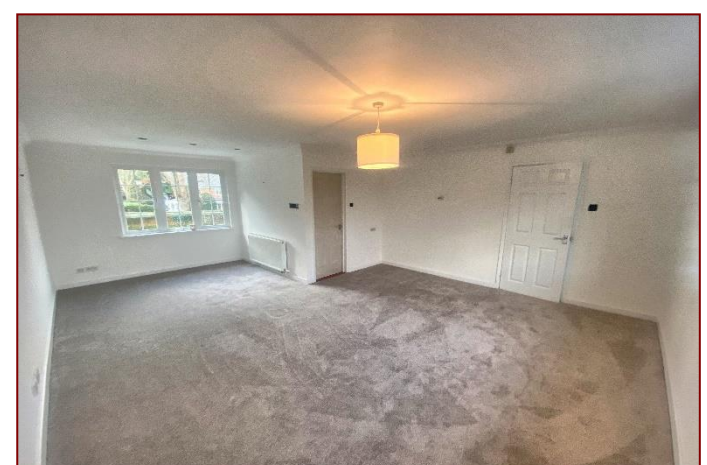
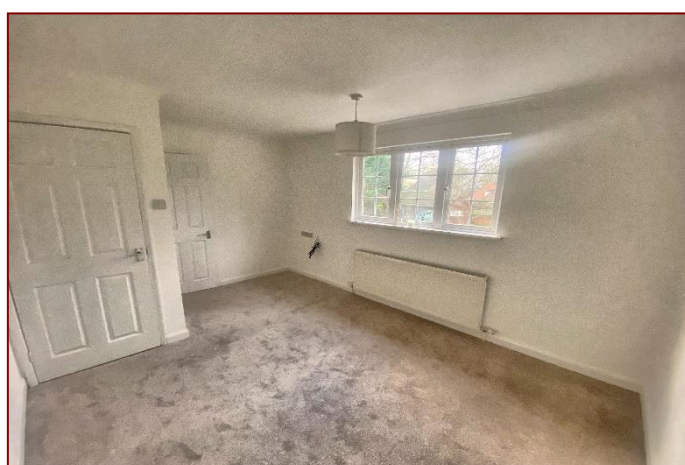
Council Tax Band: - Fareham Borough Council. Tax Band F; Annexe Band A
 Tenure: - Freehold
 Property Type: - Detached House + Detached Annexe: Swimming Pool
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Average available download speed for this Postcode of 1130MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>
 Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
 Fenwicks Estate Agents has further information as provided by current vendor.

Auctioneer Comments

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, iamsold 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 buyers 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 buyer will also make payment of £300 including VAT towards the preparation cost of the 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.

Referral Arrangement

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.





Ground

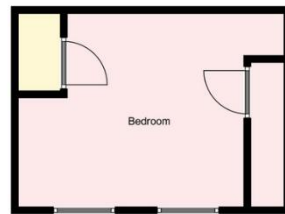


First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Annexe - Ground Floor



Annexe - First Floor

Tenure: Freehold

Council Tax Band: F

Annexe Council Tax Band: A

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee

Auction Start Price £800,000
77 Kiln Road, Fareham, PO16 7UL

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285500 www.fenwicks-estates.co.uk