

Property is offered for sale through the Modern Method of Auction which is operated by IAMSOLD LTD.

NO ONWARD CHAIN. Charming, detached two double bedroom bungalow enjoying a corner plot position in north Fareham with garage and parking.

- Two Double Bedroom Detached Bungalow
- 22 Foot Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- Shower Room
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Garage
- Corner Plot Position with Gardens to Front and Rear
- No Onward Chain

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Radiator, access to loft, linen cupboard with radiator and shelving.

Lounge/Dining Room:- 22' x 14' (6.70m x 4.26m) Maximum Measurements
Double glazed picture window to front elevation and further windows to side, double radiator, further single radiator, fireplace.

Kitchen/Breakfast Room:- 14' 11" x 9' 8" (4.54m x 2.94m)
Double glazed window to side with double glazed window and door giving access to garden, radiator, space for table and chairs, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit with mixer tap, extractor hood over, oven and grill, space for washing machine, fridge freezer and door to cupboard with shelving and storage.

Bedroom 1:- 12' 7" x 11' (3.83m x 3.35m)
Double glazed window to rear, radiator.

Bedroom 2:- 10' 8" x 10' 5" (3.25m x 3.17m)
Double glazed window to front elevation, radiator.

Shower Room:- 6' 4" x 5' 6" (1.93m x 1.68m)
Obscured double glazed window, close coupled WC, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, tiled, shaver socket, long line towel rail.

Outside:-
Enjoying a corner plot position, lawns to the front and side with mature shrubs, driveway to garage (15'11 x 8'), enclosed courtyard rear garden extends to rear, garden shed and summer house.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Detached Bungalow
Electricity Supply: - Mains, EDF
Gas Supply: - Mains, EDF
Water Supply: - Mains, Portsmouth Water
Sewerage: - Mains, Southern Water
Heating: - Gas Central Heating
Broadband - Broadband connection to the property is unknown.
Average available download speed for this Postcode of 1800Mbps:
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Garage
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 Agent has further information as provided by current vendor

Auctioneer Comments:-

This property is for sale by the 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. 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 4.5% of the purchase price including 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



Auction Guide Price: £270,000
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