

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Brownhill Road, Chandler's Ford, Eastleigh

## Auction Guide £290,000



For sale by Modern Method of Auction is this rare opportunity to acquire a superb property of around 0.18 acres, and we understand that there are no visible planning restrictions. Therefore, subject to planning, it could be possible to replace the existing 3-bedroom bungalow with two new build 3 / 4 semi-detached houses of around 1,000 Sq.Ft which is similarly to a neighbouring plot. Another option would be to extend and convert the current bungalow into a grand bungalow or, a chalet villa with a large granny- annex, etc.

This property is located within the heart of Chandlers Ford and therefore, within convenient distance to the centre of Chandlers Ford, the shops on Hursley Road, and Chandlers Ford railway station.

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 will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% 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 £450. These services are optional.

Council Tax Band: E

Flood Risk : High but we understand the property is insured

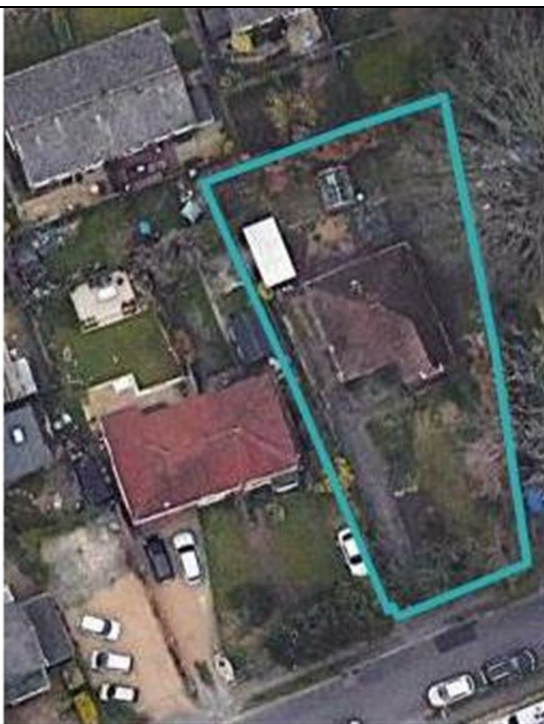
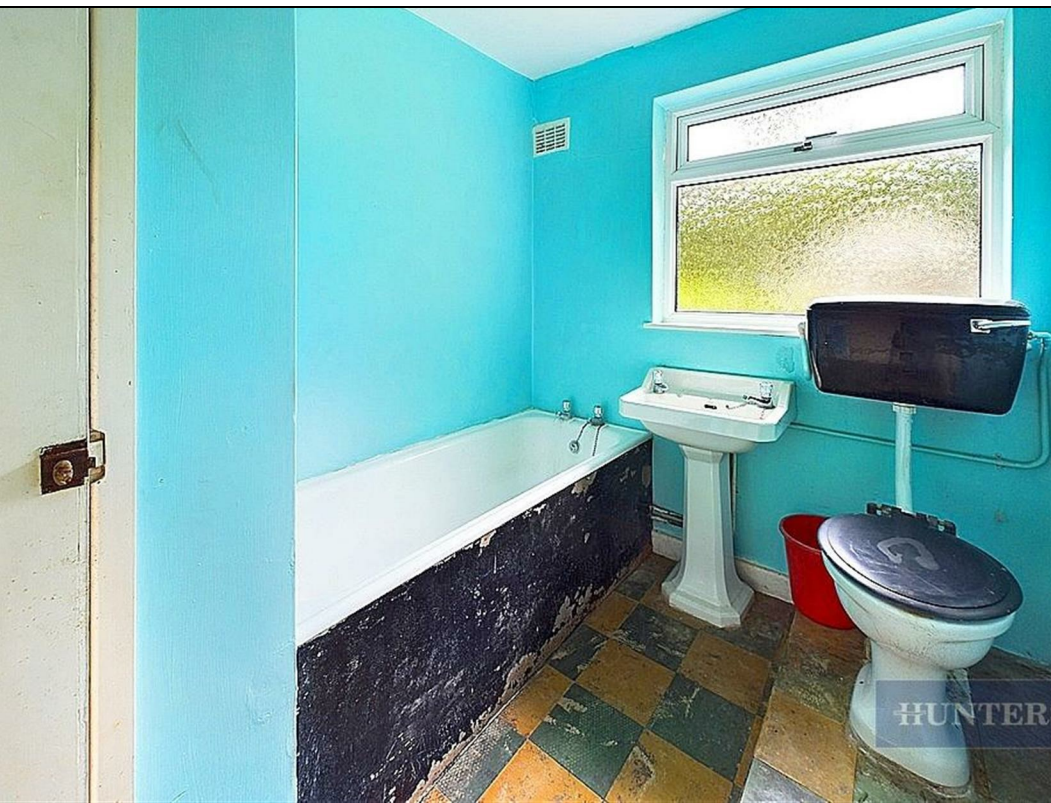
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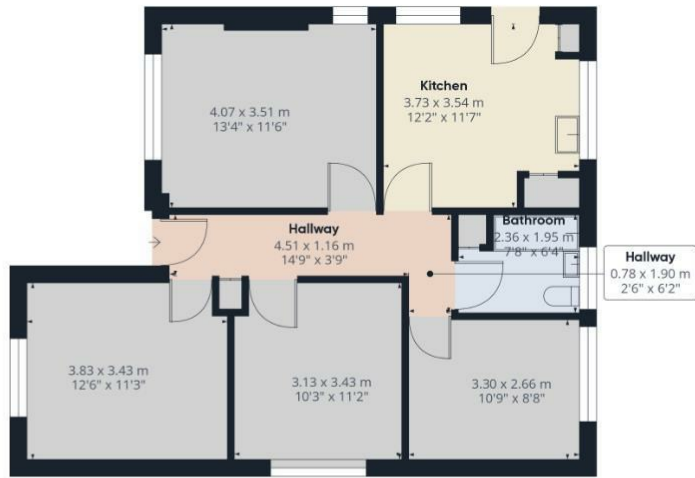


## KEY FEATURES

- For Sale by Modern Auction
  - T & C's apply
  - Subject to Reserve Price
  - Buyers Fees Apply
- The Modern Method of Auction
  - Superb Location







Ground Floor Building 1



Ground Floor Building 2

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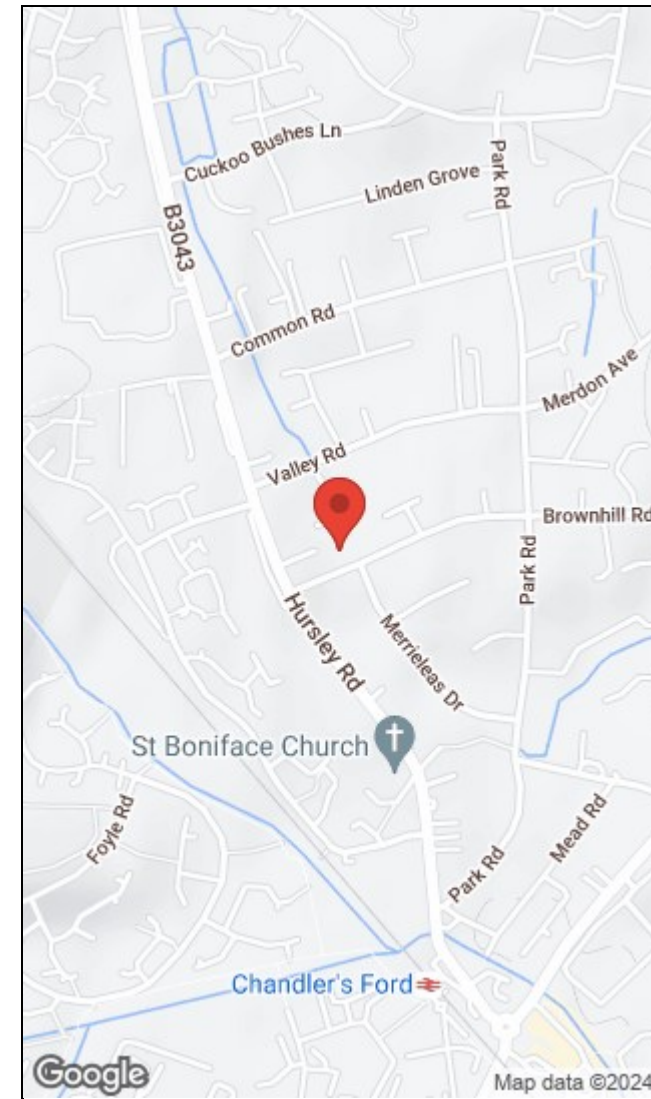
Approximate total area<sup>(1)</sup>

85.07 m<sup>2</sup>  
915.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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