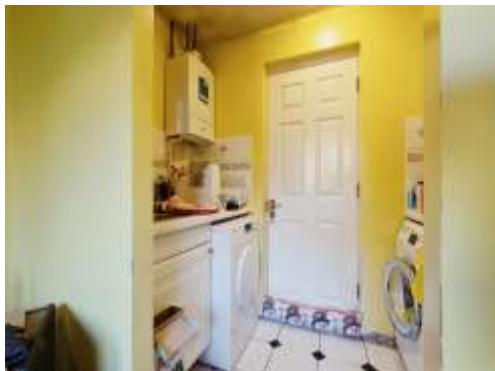




Connells

Cyprus Road
Hatch Warren Basingstoke



Property Description

Connells are delighted to present this DETACHED home situated in the popular location of Hatch Warren. The property is in need of work and boasts fantastic potential across its THREE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN, UTILITY AREA and DOWNSTAIRS WC. Outside the property boasts DRIVEWAY and REAR GARDEN, there is also the added bonus of INTEGRAL GARAGE.

Hatch Warren is on the south-western outskirts of the town and a desirable location particularly popular with families due to the well regarded schooling. Nearby is also a superstore, public house and two public houses. Access to the M3 motorway is at nearby junction 7. Basingstoke offers extensive shopping and recreational facilities including an ice rink, ten pin bowling, sports centres, golf courses and the bars, shops and restaurants of Festival Place. The main line railway station has a frequent service to London (Waterloo from 46 minutes).

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

All Measurements Are Estimated

Cloakroom

Low Level WC, Wash Hand Basin

Lounge

13' 9" max x 11' max (4.19m max x 3.35m max)

Dining Room

10' 2" max x 8' 6" max (3.10m max x 2.59m max)

Kitchen

16' 10" max x 7' 7" max (5.13m max x 2.31m max)

Utility Area

8' 1" max x 4' 2" max (2.46m max x 1.27m max)

Bedroom One

10' 10" max x 10' 6" max (3.30m max x 3.20m max)

Ensuite

Plumbing for WC, wash hand basin and shower, these are provided but not plumbed in,

Bedroom Two

10' 10" max x 10' 8" max (3.30m max x 3.25m max)

Bedroom Three

7' 6" max x 7' 6" max (2.29m max x 2.29m max)

Bathroom

Low Level WC, Pedestal Wash Hand Basin, Bath

Outside

Parking

Driveway Parking

Integral Garage

Power and Light, Up and Over Door

Rear Garden

Mainly Laid to Lawn, Patio Area









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105042



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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