



Connells

Columbine Road
Basingstoke



Property Description

FOUR BEDROOM DETACHED home comprising of CLOAKROOM, LOUNGE, separate FAMILY ROOM, KITCHEN, GARAGE, FRONT AND REAR GARDEN

Living in Hatch Warren you can thoroughly enjoy a vibrant local community, whilst still be within close proximity of Healthcare Provisions, Large Sainsburys Superstore and Portsmouth Arms Public House. By road, the nearby M3 provides an excellent link to London and the South Coast. Basingstoke train station provides regular fast train services to many destinations including London Waterloo in under an hour.

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.

Cloakroom

Double glazed frosted window to front, wash hand basin, low level wc

Lounge

19' 1" max x 10' 9" max (5.82m max x 3.28m max)

Double glazed window to front & side, electric fireplace

Family Room

9' 11" x 10' 2" (3.02m x 3.10m)

Double glazed sliding doors to rear, access to garden

Kitchen

8' 6" x 10' 1" (2.59m x 3.07m)

Double glazed window to rear, double glazed frosted door to front, extractor fan, space for washing machine, space for fridge freezer, wall and base units

Landing

Double glazed window to side, loft hatch, airing cupboard

Bedroom One

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

Double glazed window to side, built in wardrobes

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed window to rear, built in wardrobes

Bedroom Three

8' 4" max x 9' 7" max (2.54m max x 2.92m max)

Double glazed window to side

Bedroom Four

8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to rear, storage

Bathroom

Double glazed frosted window to front, hand wash basin, panel enclosed bath, low level wc

Outside

Front Garden

Mainly laid to lawn, mature shrubs

Rear Garden

Mainly laid to lawn, patio area, mature shrubs

Parking

Driving parking for four cars

Garage

14' x 8' 6" (4.27m x 2.59m)

Up and over door, power and light

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/KSH105352

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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