



Hampshire Avenue, guide price £180,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Bedrooms
- Living Room
- Kitchen / Diner
- Off Road Parking
- EPC Rating: D



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About the property

For sale is this delightful two-bedroom detached bungalow, presented in good condition. This property is ideally located with easy access to public transport links, nearby schools, local amenities, green spaces, nearby parks, and walking routes.

The property benefits from two double bedrooms, a bathroom fitted with a walk-in shower, an open-plan kitchen to the dining area with a picturesque garden view and direct access to the outdoor space. The reception room is blessed with dual aspect which allows natural light to fill the space, creating a bright and welcoming atmosphere.

The open-plan kitchen creates a sociable space for cooking and dining, while the double bedrooms provide plenty of room for rest and relaxation.

Overall, this bungalow offers a great balance of comfort and convenience. It's well-suited for individuals or families seeking a home in a location that provides a blend of urban amenities and natural beauty. As the estate agent for this property, I invite you to arrange a viewing and experience the charm of this bungalow for yourself.



Accommodation

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Living Room

14' 11" x 8' 9" (4.55m x 2.67m)

Kitchen

13' 8" x 7' 5" (4.17m x 2.26m)

Dining Room

11' 5" x 6' 6" (3.48m x 1.98m)

Bedroom One

12' 5" x 8' 9" (3.78m x 2.67m)

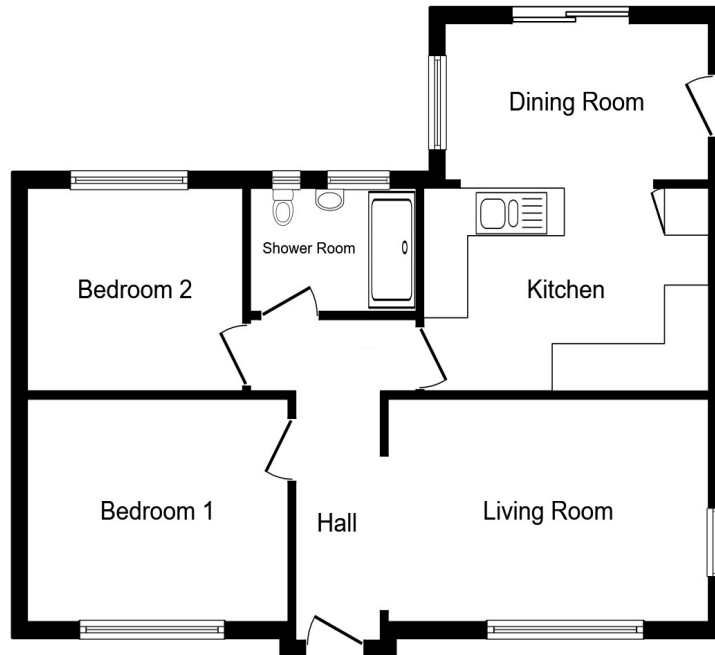
Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)

01633 221892

newport@peteralan.co.uk

Floorplan



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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