

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The Accommodation Comprises:
UPVC double glazed front door to:

Entrance Hall
Flat ceiling, stairs to first floor, radiator, opening to:

Integral Garage 27' 4" x 12' 8" (8.32m x 3.86m)
With up and over door, power and light connected.

Kitchen/ Diner 15' 10" x 12' 9" (4.82m x 3.88m)
Flat ceiling with inset spotlighting, two UPVC double glazed windows to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/ freezer, tiled flooring, space for table and chairs, radiator.

First Floor Landing
Flat ceiling, door to:

Lounge 23' 4" x 12' 11" (7.11m x 3.93m)
Flat ceiling, two UPVC double glazed windows to front elevation, generous storage cupboard, radiator, door to:

Bedroom One 21' 10" x 9' 9" (6.65m x 2.97m)
Flat ceiling, UPVC double glazed doors with Juliet balcony, radiator, door to:

En Suite 9' 11" x 5' 0" (3.02m x 1.52m)
Flat ceiling, Velux window, shower cubicle, pedestal wash hand basin with mixer tap.

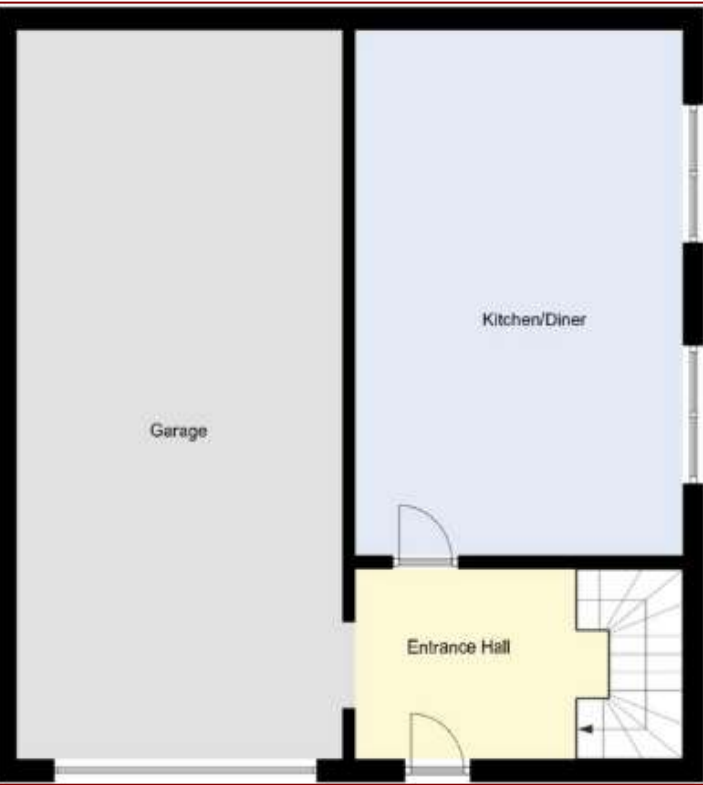
Bedroom Two 15' 10" x 12' 6" (4.82m x 3.81m)
Flat ceiling, UPVC double glazed window to side elevation, radiator, door to:

En Suite 8' 11" x 7' 11" (2.72m x 2.41m)
Flat ceiling, UPVC double glazed window to side elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath, tiled flooring.

Outside
The property benefits from secure bin and bike store located between number 2 and number 3 Battenburg Road.

Agents Note
Currently rented for £1,050pcm but open to discussion for vacant possession.

General Information
Construction: TBC
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains sewerage
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments: In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.



£190,000

Battenburg Road, Gosport, PO12 1QF

DRAFT DETAILS

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Fenwicks
THE INDEPENDENT ESTATE AGENT