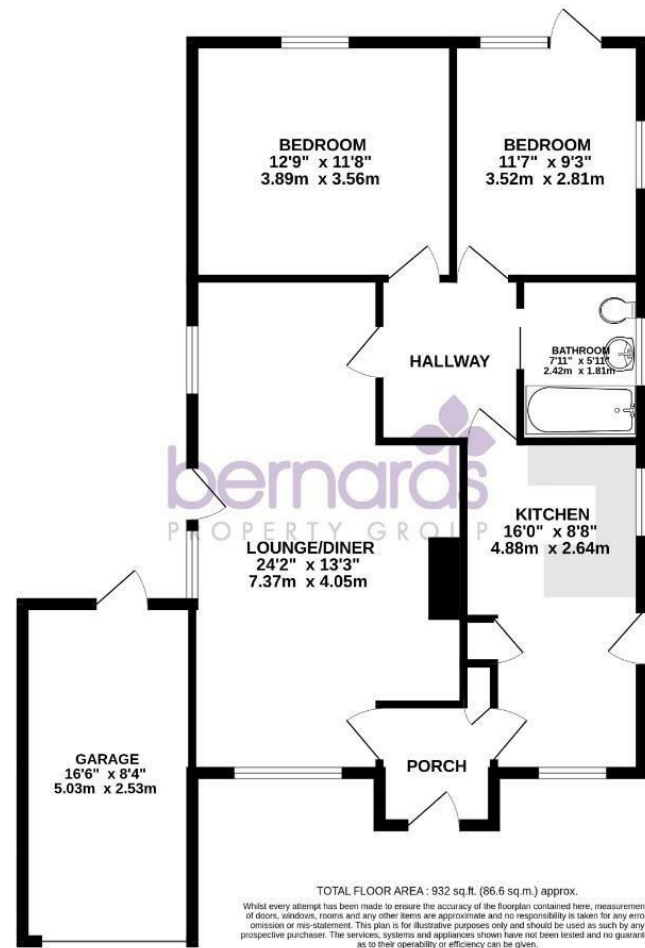


GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



**FOR SALE**

By Auction £295,000

Maytree Gardens, Waterlooville PO8 8RH

**bernard's**  
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 2 living areas

## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ KITCHEN
- ❖ LOUNGE/DINER
- ❖ BATHROOM
- ❖ LARGE GARDEN
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

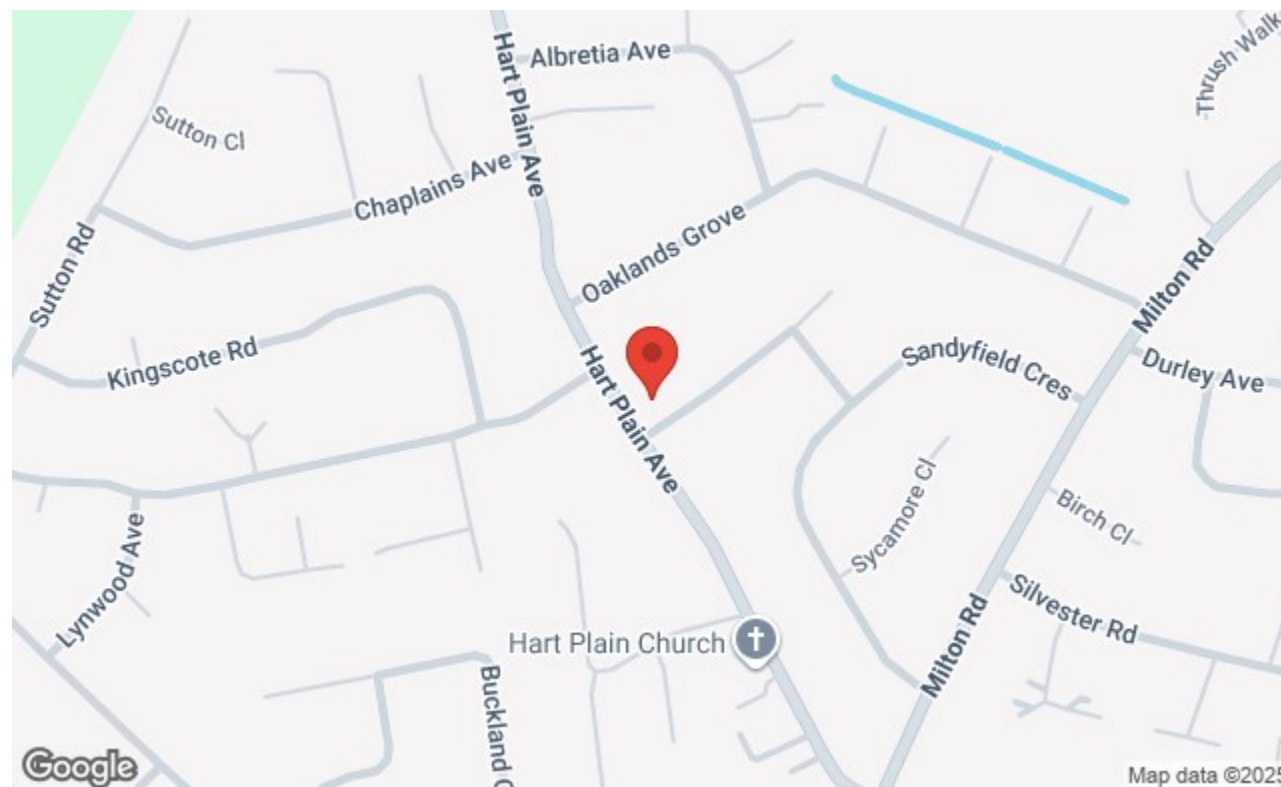
Two-Bedroom Detached Bungalow in Maytree Gardens

Situated in the peaceful surroundings of Maytree Gardens, Waterlooville, this delightful two-bedroom detached bungalow offers a wonderful opportunity for those seeking a quiet and comfortable lifestyle.

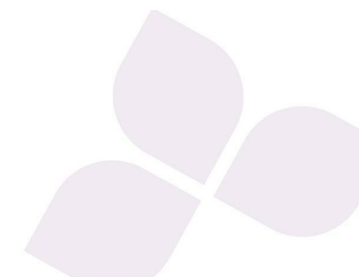
A key benefit of this bungalow is that it comes with no forward chain, allowing for a smooth and hassle-free purchase—perfect for buyers eager to move in without delay.

Thoughtfully laid out, the home suits a range of lifestyles, whether you're a first-time buyer, downsizing, or simply looking for a low-maintenance, welcoming space. The location provides a strong sense of community while remaining close to local amenities, ensuring everyday convenience.

With its desirable features and sought-after setting, this is a must-see property for anyone looking to settle in Waterlooville. Don't miss your chance to make this charming bungalow your next home.



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
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# PROPERTY INFORMATION

## AUCTIONEER'S 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.

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.

### LOUNGE/DINER

24'1" x 13'3" (7.35 x 4.05)

### KITCHEN

16'0" x 8'7" (4.88 x 2.64)

### BEDROOM ONE

12'9" x 11'8" (3.89 x 3.56)

### BEDROOM TWO

11'6" x 9'2" (3.52 x 2.81)

### LOUNGE/DINER

24'2" x 13'3" (7.37 x 4.05)

### BATHROOM

7'11" x 5'11" (2.42 x 1.81)

### GARAGE

16'6" x 8'3" (5.03 x 2.53 )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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