



**Waterloo Close, Waterlooville PO8 8QJ**

**welcome to**

## **Waterloo Close, Waterlooville**

Charming two bed semi detached bungalow requiring full refurbishment. Features lounge, kitchen, two double bedrooms, conservatory, driveway, garage and rear garden. Huge extension potential (STPP). No chain. Priced to sell via Modern Auction

### **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.

### **Entrance Hall**

Via door to side of property. Doors to:

### **Living Room**

Double glazed window to front aspect. Two radiators, tiled floor, fireplace with hearth and mantel over.

### **Bedroom One**

Double glazed window to conservatory. Vinyl tiled flooring, radiator, storage cupboard.

### **Bedroom Two**

Double glazed window to front aspect. Tiled floor, radiator.

### **Bathroom**

Double glazed window to side aspect. Panel enclosed bath with shower over, wash hand basin and low level WC.

### **Kitchen**

Double glazed window to side aspect. Sliding patio doors to conservatory. Wall and base cupboards and drawers, one and a half bowl sink unit with mixer tap over. Built-in oven with gas hob and extractor fan over. Door to hallway.

### **Conservatory**

Double glazed windows to side and rear aspect. Polycarbonate roofing, tiled floor, radiator. Sliding patio doors to rear garden and single door to garden.

### **Outside**

### **Front Garden**

Laid to lawn with driveway leading to garage. Gate to rear garden.

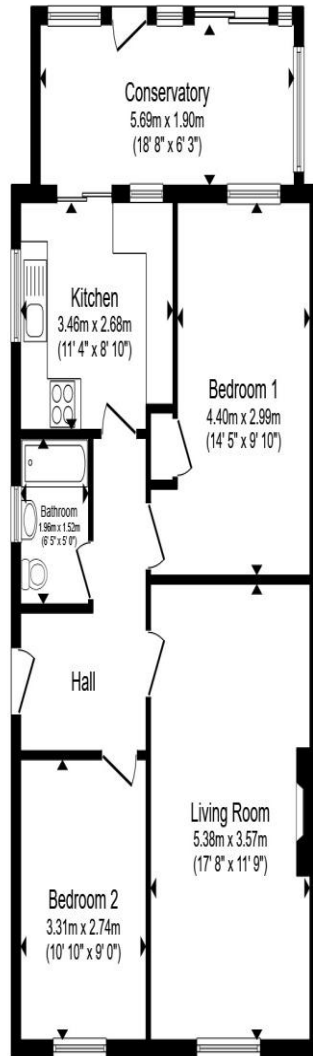
### **Garage**

Up and over door.

### **Rear Garden**

Enclosed by panel fencing. Patio and lawn with paved pathways. Personal door to garage. Gate to driveway.





Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**Waterloo Close,**  
**Waterlooville**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Semi Detached Bungalow
- Full Refurbishment Required

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price  
**£225,000**



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Property Ref:  
WLV109562 - 0004

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