



Connells

Hamelyn Road
Basingstoke



Property Description

The property benefits from being within walking distance of Basingstoke's Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also, the M3 and A30 are only a short drive away from the property.

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 Porch

Double glazed glass panel front door, double glazed frosted window to side aspect, door to:

Entrance Hall

Stairs to first floor, doors to:

Lounge

Double glazed window to front aspect.

Dining Room

Double glazed sliding door to lean to:

Kitchen

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, part tiled walls, space for washing machine, space for cooker, space for low level fridge or freezer.

Lean To:

Double glazed window to rear aspect, space for tumble dryer, space for low level fridge or freezer, double glazed sliding door to rear garden.

Upstairs

Landing

Loft access, storage cupboard, doors to:

Bedroom One

Double glazed window to rear aspect, double wardrobe.

Bedroom Two

Double glazed window to front aspect, double wardrobe.

Bedroom Three

Double glazed window to front aspect.

Shower Room

Re-fitted and comprises fully tiled shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to rear aspect, tiled floor and walls, heated towel rail.

Outside

Rear Garden

Part patio with steps leading to remainder, which is laid to lawn, fully enclosed, gate for rear access.

Garage

Found in nearby block, with up and over door. Please note we have not inspected the garage.







To view this property please contact Connells on

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1 Wote Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/BTK314784](https://www.connells.co.uk/Property/BTK314784)



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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