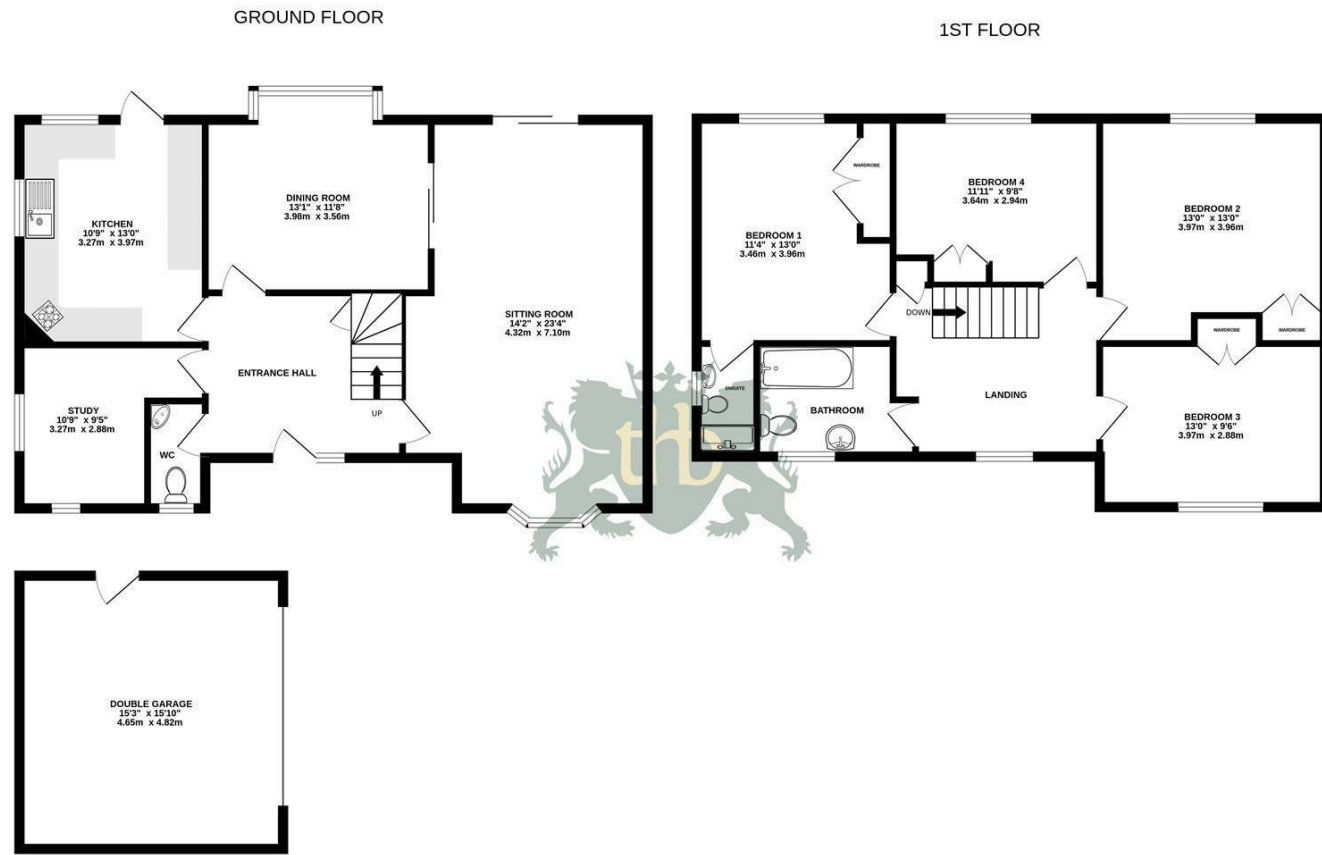




Auction Guide £475,000

The Mallards, Langstone PO9 1SS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Chain Free
- ❖ West facing Rear Garden
- ❖ Double Garage
- ❖ Four First Floor Double Bedrooms
- ❖ Built-In Storage to all Bedrooms
- ❖ Large Private Driveway
- ❖ Buyer Fee's Apply
- ❖ T & Cs Apply
- ❖ Subject to Reserve Price

Offered chain free, this charming four-bedroom detached family home offers an exciting opportunity for those looking to put their personal stamp on a home with plenty of potential. Nestled in a desirable location within Langstone, the property boasts versatile living accommodation, great size bedrooms and a large west-facing private garden – ideal for enjoying the afternoon sun.

Upon approach to the property, a generous driveway leads up to front door beneath a covered entrance way. Once inside, you'll find spacious living accommodation throughout, including a generous dual aspect living room with large bay fronted window, separate dining area that can be made open plan to sitting room with the considerate use of dividing sliding glass doors and a well-sized kitchen that can be re-imagined to suit modern needs. There is an additional room to the left upon entry that is currently purposed as a home office/study, whilst it also has the versatility to become a fifth bedroom or

an extension of the kitchen if desired.

With four good-sized bedrooms to the first floor accessed from an expansive centralised landing, the home offers ample space for growing families or those seeking additional flexibility. Whether you're looking to update or extend, this property presents a fantastic opportunity to create a home tailored to your tastes. The primary bedroom also benefits from en-suite shower facilities, whilst the family bathroom also offers a bath with shower over.

Externally, the rear garden is fenced with matured hedging offering a paved patio area and zoned areas of lawn with borders. Side access is also available via a secure side gate which also provides external access into the large double garage providing an abundance of additional storage capacity.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing
02392 482147
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PROPERTY INFORMATION

SITTING ROOM
14'2" x 23'3" (4.32 x 7.10)

DINING ROOM
13'0" x 11'8" (3.98 x 3.56)

KITCHEN
10'8" x 13'0" (3.27 x 3.97)

STUDY/BEDROOM FIVE
10'8" x 9'5" (3.27 x 2.88)

BEDROOM ONE
11'4" x 12'11" (3.46 x 3.96)

BEDROOM TWO
13'0" x 12'11" (3.97 x 3.96)

BEDROOM THREE
13'0" x 9'5" (3.97 x 2.88)

BEDROOM FOUR
11'11" x 9'7" (3.64 x 2.94)

DOUBLE GARAGE
15'3" x 15'9" (4.65 x 4.82)

COUNCIL TAX BAND F

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

AUCTIONEER 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.

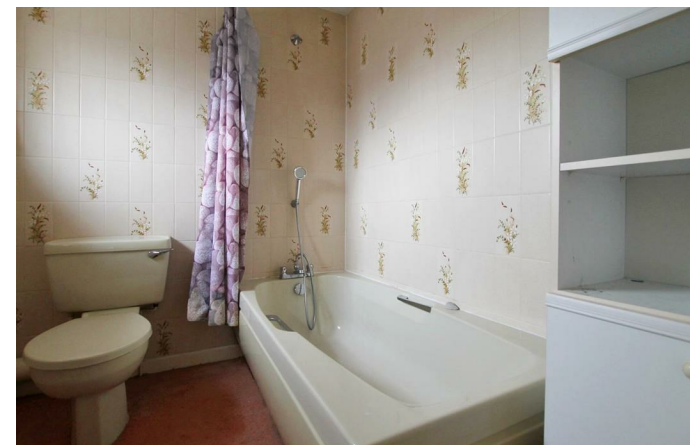
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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