



AUCTION GUIDE PRICE

£260,000

7 The Crossway

Portchester, PO16 8PE

PROPERTY SUMMARY

We are pleased to welcome to the market this two bedroom semi detached bungalow with off road parking in the popular location of The Crossway, Portchester. The property comprises an entrance hall, two double bedrooms, a lounge, a fitted shower room, a kitchen and useful utility room. Externally there is an abundance of off road parking to the front and the rear garden is a generous size made up of decked areas, a sunken fire pit and lawns. Please call our Portchester Office to arrange a viewing.





ENTRANCE HALL

BEDROOM 10' 11" x 7' 09" (3.33m x 2.36m)

BEDROOM 17' 09" into bay x 9' 11" (5.41m x 3.02m)

SHOWER ROOM 5' 10" x 4' 11" (1.78m x 1.5m)

LOUNGE 12' 06" x 8' 9" (3.81m x 2.67m)

KITCHEN 8' 10" x 8' 02" (2.69m x 2.49m)

UTILITY ROOM 9' 09" x 5' 3" (2.97m x 1.6m)

REAR GARDEN

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



GROUND FLOOR



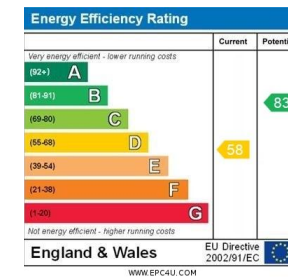
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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