



**Orchard Grove, Waterlooville PO8 8TP**

fox & sons

## welcome to

### Orchard Grove, Waterlooville

Renovated 4 bed link detached home with double garage on a quiet family road. Features lounge, modern kitchen/diner, utility, ground floor bedroom, WC, 3 beds upstairs, family bathroom and rear garden. No chain and close to schools, shops and transport.

#### **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**

Triple glazed window to front and side aspects. Vinyl flooring.

#### **Entrance Hall**

Vinyl flooring, radiator.

#### **Cloakroom**

Triple glazed window to front aspect. Low level WC, vinyl flooring, radiator.

#### **Lounge**

Triple glazed window to front aspect. Vinyl flooring, radiator.

#### **Kitchen / Diner**

Triple glazed window to rear aspect. Triple glazed door to rear garden. Wall and base units with work surface over incorporating sink unit. Induction hob, built-in oven. Spotlights, radiator, vinyl flooring.

#### **Utility Room**

Triple glazed window to rear aspect. Wall mounted boiler, space for washing machine and tumble dryer. Radiator, vinyl flooring.

#### **First Floor Landing**

Triple glazed window to side aspect. Storage cupboard.

#### **Bedroom One**

Triple glazed window to rear aspect. Radiator.

#### **En-Suite**

Low level WC, wash hand basin, shower cubicle. Radiator.

#### **Bedroom Two**

Triple glazed window to front aspect. Radiator.

#### **Bedroom Three**

Triple glazed window to front aspect. Radiator.

#### **Bedroom Four**

Triple glazed window to front aspect. Radiator.

#### **Bathroom**

Triple glazed window to rear aspect. Radiator. Low level WC, wash hand basin, panel enclosed bath with shower over.

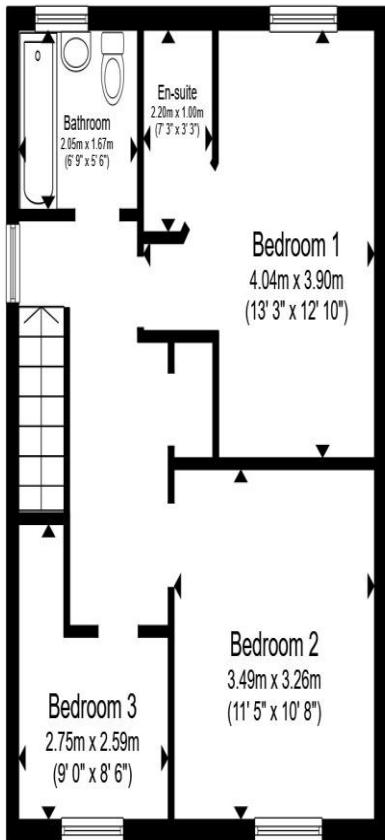
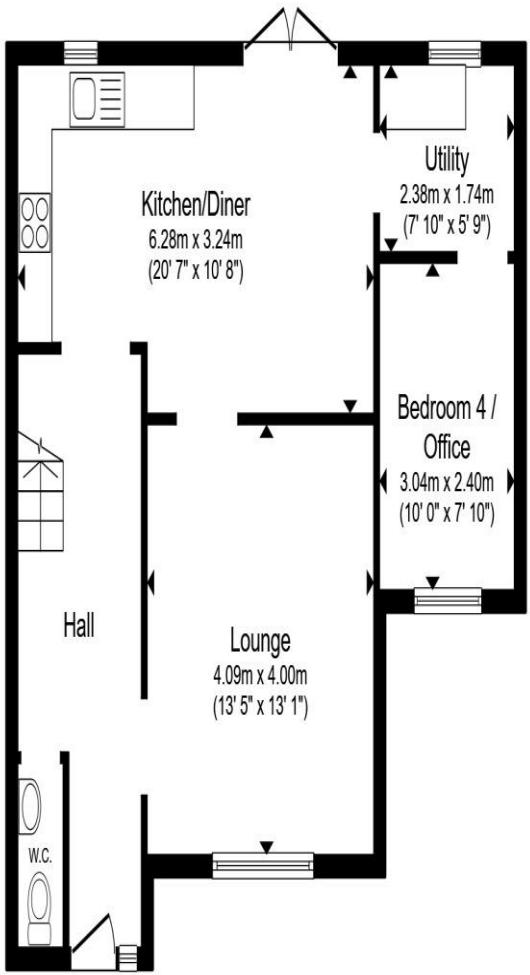
#### **Outside**

##### **Front**

Laid to lawn with flower bed. Driveway, providing off road parking, leading to double garage.

##### **Rear Garden**

Enclosed by panel fencing. Laid to lawn.



Total floor area 106.2 m<sup>2</sup> (1,143 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)



welcome to  
**Orchard Grove,  
Waterlooville**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Renovated Four Bed House
- Link-Detached - NO CHAIN!!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£375,000**



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Property Ref:  
WLV109608 - 0003

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