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36 Mayfield Avenue, Lower Parkstone, Poole, BH14 9NY

Price Guide £425,000- £475,000

36 Mayfield Avenue

Lower Parkstone

For Sale, ahead of Public Auction to take place on 28 October: bidding opens at 8am & closes at 3pm.

This three-bedroom, two-reception-room house. Located in a prime, highly sought after, residential road in Lower Parkstone. Artisan bakeries, restaurants and coffee shops are within a two minute walk. Situated within the catchment areas or the coveted Baden-Powell and Courthill Infant School this property will be much sought after by young families and retired buyers alike.

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.

- FOR SALE BY AUCTION 25th November 2026
- 56 DAY COMPLETION
- Two reception rooms
- Utility Room
- Downstairs W/C
- Secluded front and rear gardens
- Double garage with off road parking
- Internal area of approximately 1330 sq. ft.
- Council Tax Band E: £2,999.98 per annum
- EPC Rating: E



In order to bid, you must register to bid and download the legal pack by visiting **south.townandcountrypropertyauctions.co.uk.** Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion.

Buyers Premium Applies. Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy, and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 56 days following the auction (unless otherwise stated).

The Guide Price given is an indication as to where the Reserve is currently set. The Reserve is the minimum price that the auctioneer is authorised by the vendor to sell the property for. It is subject to change throughout the marketing period. Where the Guide Price is a single figure, the current Reserve will not be more than 10% above that single figure, and where a price range is given (i.e. £425,000 - £475,000), the Reserve will not exceed the upper level of the range. It is not necessarily what the auctioneer expects it will sell for.

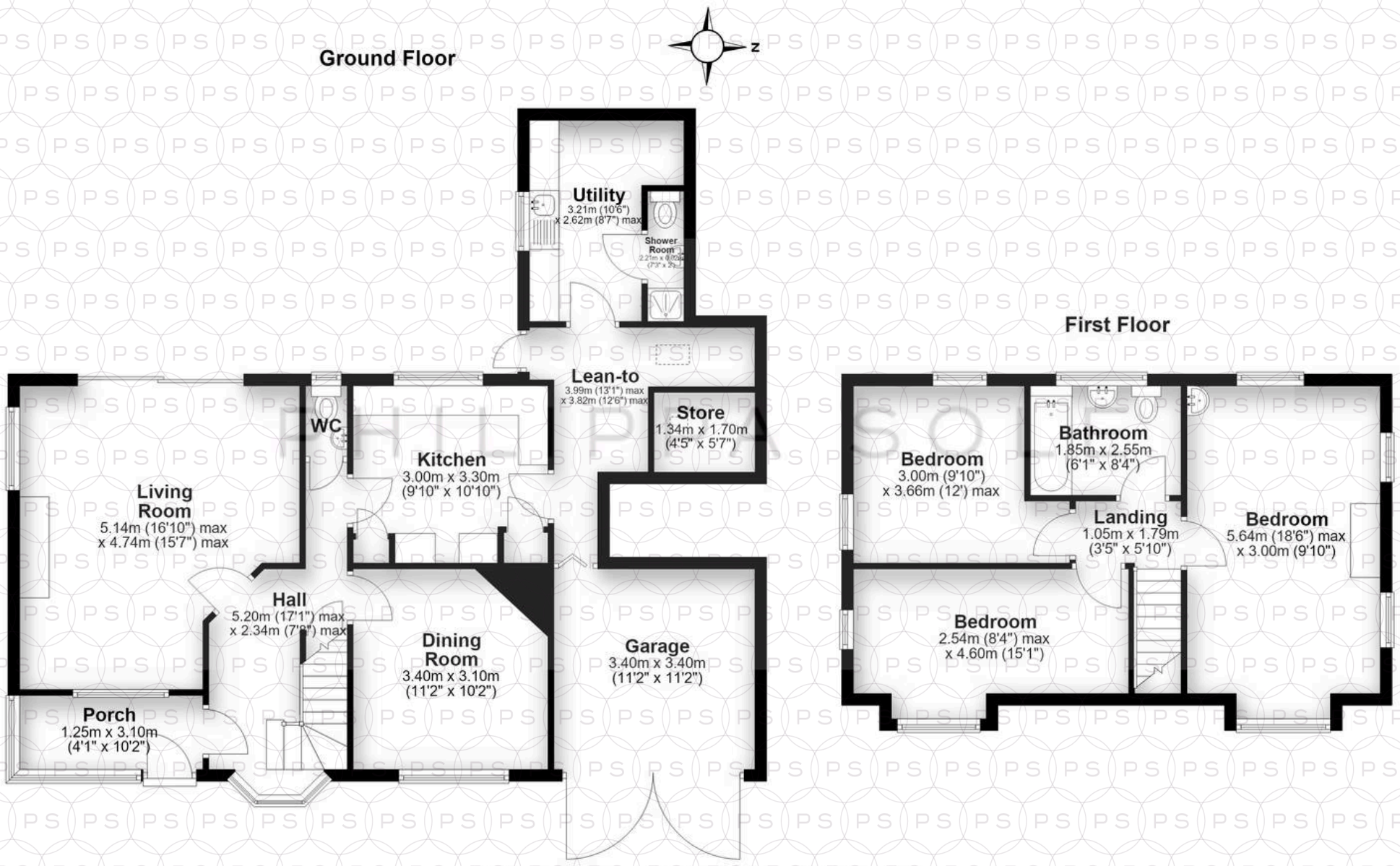
Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ ladders if wanting to inspect cupboards, cellars and roof spaces. Some viewings are carried out by third party agents and we will endeavour to give appropriate notice should the published viewing time change. Town & Country Property Auctions will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).









Main area: Approx. 123.6 sq. metres (1330.1 sq. feet)

Plus garages, approx. 11.6 sq. metres (124.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

36 Mayfield Avenue, Poole



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