


# Auction Guide Price £300,000

## Latchmore Forest Grove

Cowplain, PO8 8XG

**PROPERTY SUMMARY**

Located in a highly sought after area of Cowplain and boasting flexible accommodation, we are delighted to offer for sale this imposing 3/4 bedroom detached home in Latchmore Forest Grove. This wonderful family property has a host of benefits and internal viewings are strongly advised. The property has significant ground floor accommodation with a 19 x 18 lounge, 20fy kitchen/diner and a large conservatory. On the first floor there are 3 principal bedrooms, a 4th bedroom/study, family bathroom and en-suite to the master bedroom. Externally the property offers a wrap around south facing garden and a garage with own driveway providing off road parking. To arrange your viewing contact us acting as sole agents.

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**ENTRANCE HALL** Radiator, window to rear aspect, stairs to first floor, doors to:

**LOUNGE** 19' 06" x 18' 05" (5.94m x 5.61m) Twin windows to front aspect, window and folding doors to rear garden, 3 radiators.

**CONSERVATORY** 20' 05" x 17' 11 L Shaped" (6.22m x 5.46m) Windows to rear and both sides, double doors to side, light and power.

**WC** Window to front aspect, radiator, WC, hand wash basin.

**KITCHEN/DINER** 20' 0" x 9' 09" (6.1m x 2.97m) Windows to front and rear aspects, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, space for 'Range' style cooker, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted boiler, spot lighting.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 15' 05" x 11' 05" (4.7m x 3.48m) Window to front aspect, velux window to rear, radiator, built in wardrobes, door to:

**ENSUITE** Window to rear aspect, extractor, shower cubicle, hand wash basin, WC.

**BEDROOM 2** 9' 08" x 9' 02" (2.95m x 2.79m) Window to front aspect, radiator.

**BEDROOM 3** 7' 09" x 6' 10" (2.36m x 2.08m) Window to front aspect, radiator, access to eaves storage.

**BEDROOM 4/OFFICE** Window to front, radiator.

**BATHROOM** Velux window to rear, heated towel rail, panelled bath with shower, hand wash basin, WC.

**OUTSIDE** Front - Lawned areas to both sides, gated side access, driveway leading to:

**GARAGE** Double doors, light and power.

**REAR GARDEN** Mostly lawned and south facing, raised patio area.

**AGENTS NOTE** We understand that the property underwent remedial works to the foundations approx. 20 years ago and a completion certificate and further information are available upon request. We understand that one part of the conservatory may need attention. Further information available upon request.

**AUCTIONEER'S COMMENTS** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



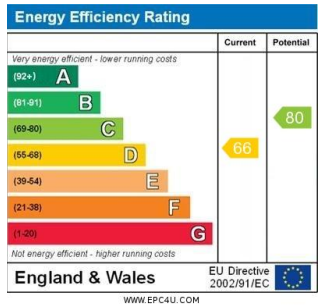

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**
Freehold

**COUNCIL TAX BAND**
Band E

**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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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