
Jeffries & Dibbens
estate and letting agents
AUCTION GUIDE PRICE
£260,000
32 Edward Grove
Fareham, PO16 8HZ

NO ONWARD CHAIN! Situated on the popular Portchester hill slopes with views over Portsmouth harbour, this semi-detached three bedroom bungalow on Edward Grove is now available to the market! The ground floor comprises the main bedroom with built in wardrobe space, a family bathroom, a fitted kitchen, a spacious lounge, and a separate dining room. Additionally, the upstairs boasts two good size bedrooms. Externally, there is a south facing rear garden, a garage, and a shared driveway with potential for off road parking to be added to the front. Other benefits include gas central heating, double glazing, and a low maintenance stone chipped front garden with raised flower beds and pathway to the front door. Viewings are highly advised so call our Portchester office now!

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ENTRANCE HALL
KITCHEN 12' 3" x 9' 1" (3.73m x 2.77m)
LOUNGE 11' 4" x 14' 3" (3.45m x 4.34m)
DINING ROOM 12' 4" into bay x 10' 5" (3.76m x 3.18m)
BEDROOM ONE 8' 9" x 7' 6" (2.67m x 2.29m)
LANDING
BEDROOM TWO 13' 4" x 8' 4" (4.06m x 2.54m)
BEDROOM THREE 13' 5" x 7' 2" (4.09m x 2.18m)
REAR GARDEN
GARAGE
SHARED DRIVEWAY

AUCTIONEER 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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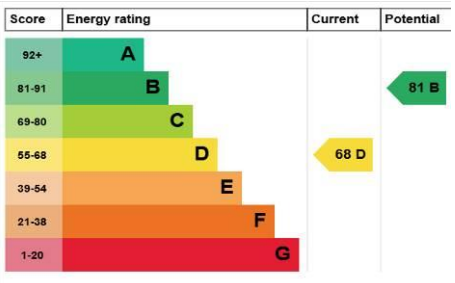
LOCAL AUTHORITY
Fareham Borough Council

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.

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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