

AUCTION GUIDE PRICE

£350,000

Spring Vale

Horndean, PO8 9DB

PROPERTY SUMMARY

Located in a highly regarded area of Horndean, we are absolutely thrilled to present for sale this extended 3 double bedroom detached bungalow in Spring Vale. This superb property has an enormous number of benefits and internal viewings are very strongly advised. The property boasts 3 double bedrooms all with built in wardrobes and an ensuite to the master bedroom, family bathroom, lounge, superb open plan kitchen/diner and a wonderful conservatory. Externally the front is block paved and provid es considerable off road parking and leads to the garage. There is a pleasant well maintained rear garden with a summer house. Early interest in this superb bungalow is strongly advised and can be arranged by contacting us as sole agents.

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ENTRANCE PORCH Window and door to front aspect, tiled flooring, door to:

ENTRANCE HALL Wood laminate flooring, access to loft space via extendable ladder, built-in airing cupboard, radiator, doors to primary rooms, built-in boiler cupboard with wall mounted Worcester boiler.

LOUNGE 15' 7" x 11' 3" (4.75m x 3.43m) Double glazed window to front aspect overlooking driveway, radiator, wood laminate flooring, central chimney breast with surround fireplace, cast iron inlay with granite hearth and living flame coal effect gas fire, double wooden and glazed doors leading to hallway.

BEDROOM 2 11' 10" x 9' 8" (3.61m x 2.95m) Double glazed window to front aspect with shutter blinds, floor to ceiling radiator, extensive range of 'Wren' fitted wardrobes and bedroom furniture, LED inset lighting.

BEDROOM 3 10' 7" x 8' 2 + wardobes" (3.23m x 2.49m) Range of triple doored floor to ceiling wardrobes to one wall with central mirrored door, small desk/study area, double glazed window to side aspect with blinds, floor to ceiling radiator, wood laminate flooring, spotlights.

BEDROOM 1 16' 4" x 9' 4" (4.98m x 2.84m) Double glazed window to rear aspect with shutter blinds, radiator, door to en-suite, wood laminate flooring, comprehensive range of built-in bedroom furniture including wardrobes, bedside cabinets, over bed storage units, vanity unit and drawers, dimmer switch, feature inset lighting.

ENSUITE Travertine stone tiles to floor and walls, corner shower cubicle, Aqualiza drench style hood and separate shower attachment with wall mounted controls, low level w.c with dual flush, wash hand basin with mixer tap and cupboard under, mirror fronted cupboard with lighting over, double glazed frosted window to rear aspect, heated towel rail, spot lighting.

BATHROOM White suite comprising panelled bath, separate Aqualiza shower over with shower screen, wall mounted controls, heated towel rail, ceramic tiling to walls and floor, vanity unit with wash hand basin with mixer tap and cupboards under, concealed cistern w.c with wall mounted cupboard over, range of storage cupboards, ceiling spotlights and extractor fan.

KITCHEN/DINER 20' 01" x 16' 10 max" (6.12m x 5.13m) Kitchen; comprehensive range of wall and base units with Silestone quartz work surface, integrated appliances including Smeg oven with combination Smeg oven, storage cupboard over and drawer under, inset Smeg induction hob with pan drawers under, extractor hood, fan and light over with glazed panelled units to either side incorporating lighting, under unit lighting, double glazed window to rear aspect overlooking garden, integrated dishwasher and washing machine with matching doors, kick plate spotlights, Karndean flooring, inset Franke 1½ sink unit with Quooker mixer tap and cupboards under, window overlooking conservatory, spotlights, tall narrow storage cupboard/larder, contemporary style tall radiator, door leading to garage, central island with matching work surface, drawers and cupboards under with breakfast bar to one side, air conditioning unit.
Dining room; matching flooring, ceiling spotlights and coving, square opening leading to:

CONSERVATORY 15' 9" x 12' 4" (4.8m x 3.76m) Tiled herringbone design flooring with underfloor heating, glass roof, double glazed windows and twin doors leading to rear aspect leading to garden, power points, floor to ceiling radiator.

OUTSIDE Lowered kerb leading to entrance with fence panelling, block paved driveway, turning and parking area, EV charger point, access to garage, external lighting, curved border with raised box hedging and perennial plants, external meter cupboard, to the left hand side of the property is a gated entrance leading to side passageway, double glazed main front door with frosted glazed panels with matching panels to either side leading to:

GARAGE 19' 6" x 9' 6" (5.94m x 2.9m) Remote control up and over door, lighting, water and power, to one end is a work surface with storage cupboards over and under and tall larder style unit, space for tumble dryer and fridge.

REAR GARDEN Directly to the rear of the property is a lawned garden, enclosed by fence panelling on all sides, to the left hand side is a gated entrance leading to passageway with wooden built garden shed, stepping stone pathway leading to summer house, flowering shrub borders, evergreens and bushes, large patio area leading to covered wooden gazebo with pitched roof and panelling to two walls and open to other aspects with fold away covers, lighting, power points.

SUMMER HOUSE Octagonal wooden painted summer house with pitched roof, double doors and windows to two aspects, lighting and power.
AGENTS NOTE: The vendor has asked us to inform potential buyers that there is an issue with the conservatory which will need to be rectified and has been factored into the price.
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).

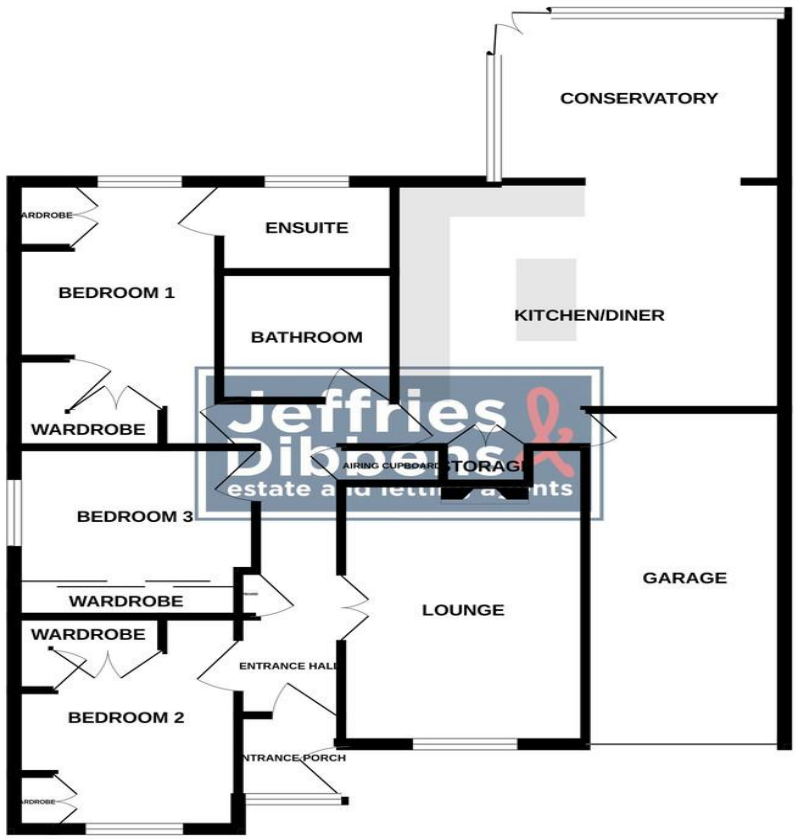
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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.

GROUND FLOOR



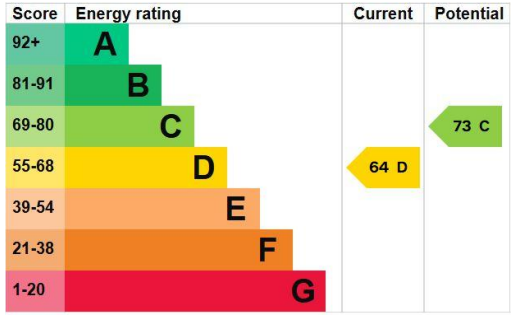
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band D

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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