



Winscombe Avenue, Waterloooville PO8 8DX

welcome to

Winscombe Avenue, Waterlooville

Offered with no forward chain, this detached two-bedroom bungalow features a storage garage, driveway and private rear garden. Requiring modernisation, it offers excellent potential to extend (STPP) in a convenient location close to amenities and transport links.

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

Access to front door has a ramp and hand rails, suitable for wheelchair access. Door to hallway.

Hall

Storage cupboard. Doors to:

Lounge

Double glazed French doors and windows to rear aspect. Carpet flooring, radiator, fireplace. Doors to kitchen/diner and hallway.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Carpet flooring, radiator.

Kitchen / Diner

Double glazed windows to side and rear aspects. Wall and base units with work surface over, incorporating one and a half bowl sink unit. Space for upright fridge/freezer and washing machine. Wall mounted boiler. Low level oven with gas hob and extractor hood over. Radiator, space for table and chairs.

Wet Room

Two double glazed windows to side aspect. Wet room floor with drain and shower. Panel enclosed bath, pedestal wash hand basin, low level WC.

Garage

Garage for storage with up and over door and personal door to rear garden.

Outside

Front Garden

Laid to lawn with fencing and hedge borders. Block paved driveway, providing off road parking. Personal door to rear garden.

Rear Garden

Block paved patio and slabbed patio with lawn. Personal door to garage.



Total floor area 78.5 m² (845 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



welcome to
Winscombe Avenue,
Waterlooville

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Double Bedrooms
- NO FORWARD CHAIN
- Storage Garage & Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£275,000



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Property Ref:
WLV107410 - 0003

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