



James Road, Havant PO9 3EL

welcome to

James Road, Havant

Two bedroom end-terrace house requiring modernisation throughout. Benefits include driveway, rear garden, kitchen/diner, rear extension and potential to extend further (STPP). No onward chain. Ideal first-time buy or investment.

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 Hall

Carpet flooring, radiator. Stairs leading to first floor. Door to lounge and kitchen/dining room.

Lounge

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

Kitchen / Dining Room

Double glazed window to rear aspect. Range of wall and base units with work surface over incorporating sink unit. Space for appliances. Double glazed doors to side and conservatory.

Conservatory

Double glazed to one side with double glazed sliding patio doors leading to rear garden. Carpet flooring.

First Floor Landing

Double glazed window to side aspect. Access to loft space. Doors to:

Bedroom One

Double glazed window to front aspect. Carpet flooring, radiator, built-in cupboard.

Bedroom Two

Double glazed window to rear aspect. Carpet flooring, radiator, built-in cupboard.

Bathroom

Double glazed window to rear aspect. Panel enclosed bath, low level WC, pedestal wash hand basin. Radiator.

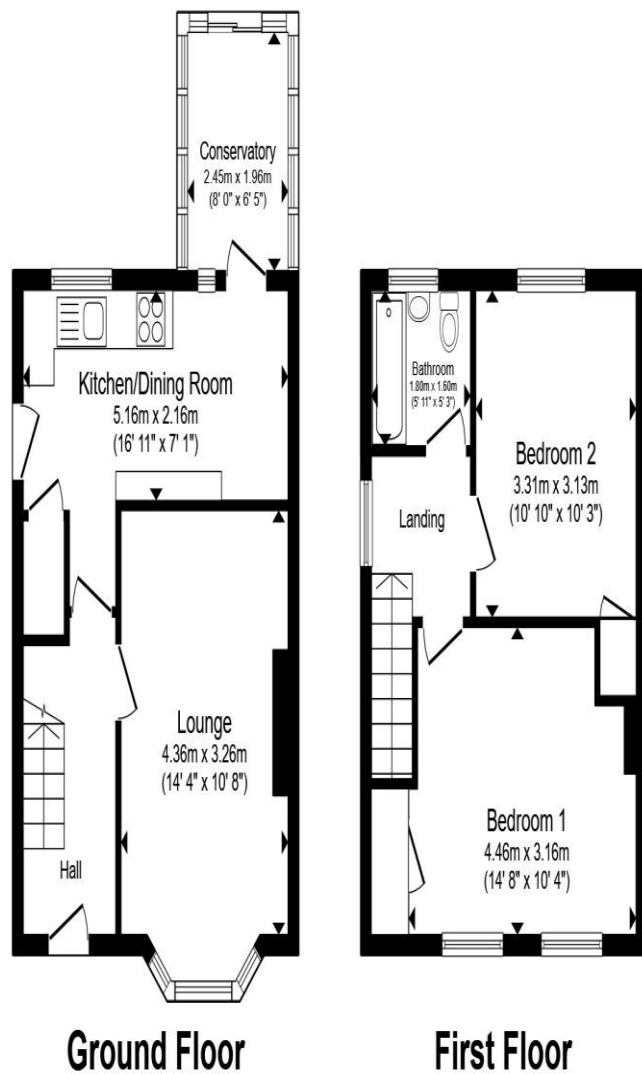
Outside

Front

Driveway, providing off road parking. Rear pedestrian access.

Rear Garden

West facing garden.



Total floor area 74.4 m² (801 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
James Road,
Havant

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- End Terrace House
- Off Road Parking
- Modernisation Required
- No Chain & Extension Potential (STPP)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£185,000



view this property online fox-and-sons.co.uk/Property/WLV109848



Property Ref:
WLV109848 - 0002

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