

Property is offered for sale through the Modern Method of Auction which is operated by IAMSOLD LTD. NO ONWARD CHAIN. Three Bedroom Mid Terrace House In Need of Modernisation and Refurbishment close to Orchard Lea Junior and Senior School. (Sold by Modern Auction, subject to reserve price and buyer fees apply.)

- Subject to Reserve Price
- Sold by Modern Auction (T's and C's apply)
- Buyer Fees Apply
- Modern Method of Auction

**Auctioneer Comments:-**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, door to:

**Dining Room:- 9' x 8' 6" (2.74m x 2.59m) Maximum Measurements**

Window to rear, under-stairs cupboard, door into:

**Kitchen:- 10' 4" x 9' 6" (3.15m x 2.89m) Maximum Measurements**

Window to rear, door giving access to garden, base and eye level units, sink unit, space for appliances.

**Lounge:- 14' x 11' 9" (4.26m x 3.58m) Maximum Measurements**

Window to front, fireplace.

**First Floor Landing:-**

Access to loft.

**Bedroom 1:- 13' 4" x 9' 10" (4.06m x 2.99m) Maximum Measurements**

Window to front, built-in wardrobe cupboards.

**Bedroom 2:- 9' 8" x 8' 4" (2.94m x 2.54m) Maximum Measurements**

Window to rear.

**Bedroom 3:- 10' 5" x 7' 9" (3.17m x 2.36m)**

Window to front, over-stairs cupboard.

**Bathroom:- 6' 4" x 5' 7" (1.93m x 1.70m)**

Window to rear, bath with shower over, sink.

**Cloakroom:- 4' 2" x 2' 7" (1.27m x 0.79m)**

Window to rear, WC.

**Outside:-**

Front garden with path leading to front door. Rear garden enclosed with patio and range of mature shrubs. Garage.

**Material Information**

Council Tax Band: - Fareham Borough Council. Tax Band C

Tenure: - Freehold

Property Type: - Terraced House

Electricity Supply: - Mains

Gas Supply: - n/a, Unknown

Water Supply: - Mains

Sewerage: - Mains

Heating: - N/A

Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1600MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

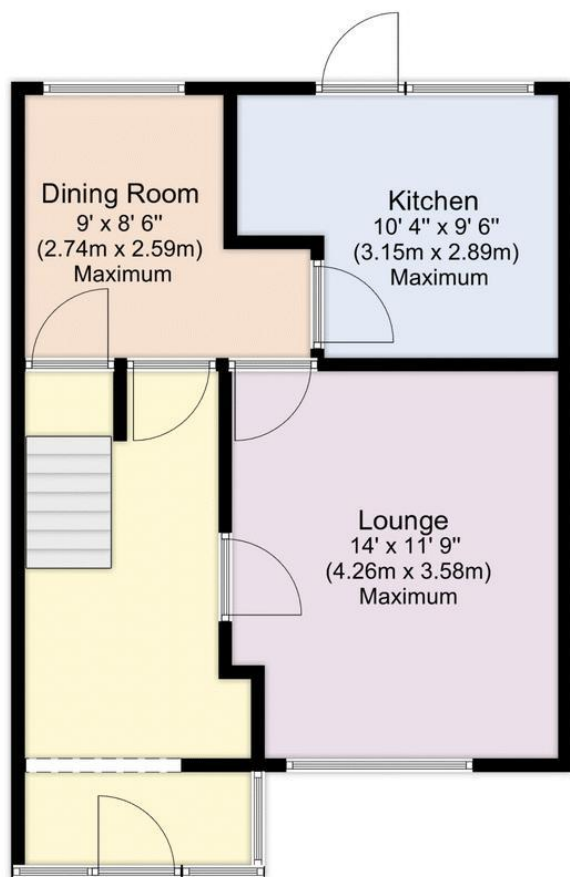
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Garage

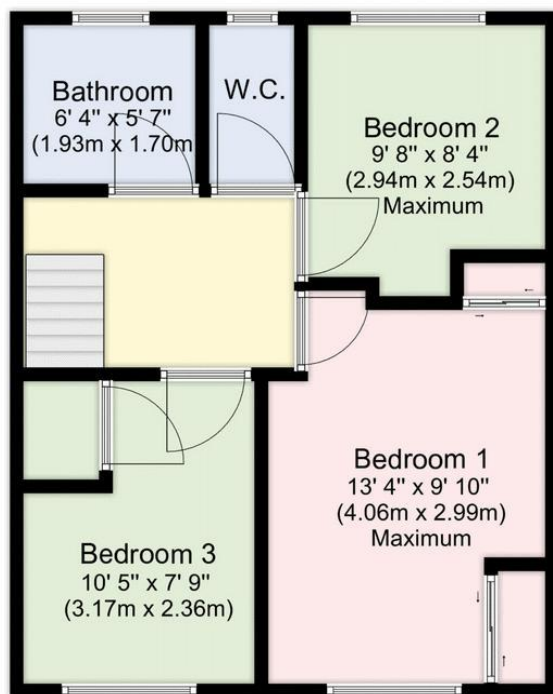
Flood Risk: - Check at the Environment Agency’s website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?







**Ground Floor**



**First Floor**

*Awaiting EPC*

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



Guide Price: £180,000

14 Kennedy Avenue, Fareham, PO15 6BJ

\*DRAFT DETAILS\*

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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