



SITUATION

Located close to the junction with Avon Road within this attractive village which lies approx. 4½ miles to the west of Basingstoke town centre.

Basingstoke is a major market town located approximately 14 miles south of Reading and 44 miles west of central London, enjoying excellent road access via the M3 (Junctions 6 and 7) with national rail access to London Waterloo.

PROPERTY

An unmodernised **6 Room Detached Bungalow** situated on a **large site of approx. 6,520 sq ft.** The property includes:

- uPVC double glazing
- gas central heating (not tested)
- drive-in access to a detached garage
- front and rear gardens
- rear outbuilding

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

ACCOMMODATION

Ground Floor Bungalow (measurements to maximum points)

Room 1	11'6" x 9'6"
Room 2	11'10" x 9'6"
Room 3	11'10" x 9'6"
Room 4	11'7" x 9'6"
Room 5	11'8" x 9'6"
Room 6	11'8" x 9'6"
Kitchen	5'7" x 11'7"
Shower Room/WC	5'4" x 7'5"

GIA Approx. 945 sq ft plus Garage and Outbuilding

Note 1: There is potential to re-develop the property to create a larger house in line with the neighbouring properties, subject to obtaining the necessary consents.

Note 2: There is a section of land at the back of the rear garden that is not included in the Freehold Title – refer to the special conditions of sale.

Note 3: Refer to Auctioneers for the virtual tour of the property.

Vacant 6 Room Bungalow with Development Potential

Vendor's Solicitors

Lamb Brooks LLP

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Email: rupeena.shoka@lambbrooks.com

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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