



**High Drive
Basingstoke
Hampshire
RG22 6JU**

Guide Price: £290,000
Freehold

Property

Description

For sale by Modern Method of Auction; Starting Bid £290,000 plus Reservation Fee.

Your Move are delighted to welcome this spacious and extended three bedroom semi-detached chalet bungalow to the market for sale with no onward chain. This chalet bungalow which is situated in the sought after area of the Berg Estate comprises entrance hall, living/dining room, kitchen, lean-to-conservatory, two double bedrooms and a third bedroom which forms part of the loft conversion. Externally there is a garage, driveway parking, open front garden, enclosed rear garden and a large brick shed. This bungalow is in need of modernisation but offers a lot of space in a great location. Viewings are highly recommended. EPC grade awaited.

Location

High Drive is located within The Berg Estate which is situated in the South-West of Basingstoke. High Drive is close to local amenities and schools. Basingstoke is a great commuter location thanks to its easy access to the M3 and A303 motorways and direct train links to London in around 45 minutes.

Modern Method Of Auction

Modern Method Of Auction:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 3% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification



verification process with lamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by lamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Living/Dining Room

18'9" x 13'1" (5.72m x 4m)

Kitchen

15'9" x 9'5" (4.8m x 2.87m)

Lean-To-Conservatory

15'9" x 8' (4.8m x 2.44m)

Bedroom One

10' x 9'11" (3.05m x 3.02m)

Bedroom Two

9'7" x 6'11" (2.92m x 2.1m)

Bedroom Three (Loft Conversion)

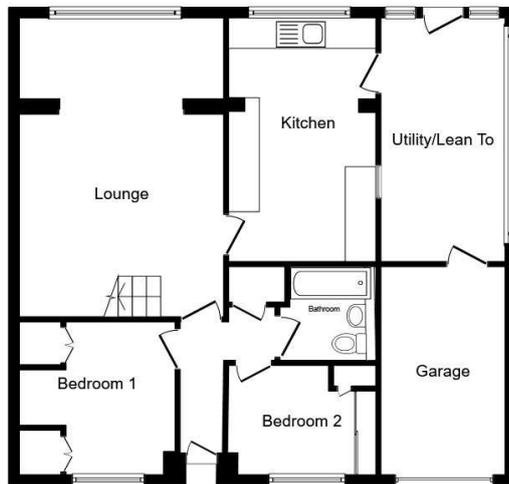
16'10" x 10'4" (5.13m x 3.15m)

Bathroom

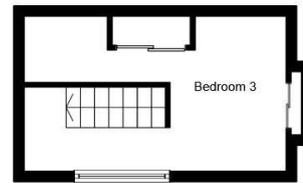
9'5" x 6'1" (2.87m x 1.85m)

Charges

Council Tax Band:



Ground Floor



First Floor

Total floor area 100.0 sq. m. (1,076 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). Plan produced for Your Move. Powered by www.focalagent.com

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*We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.