



2 bed semi-detached house to buy in PO7

West Street, Hambledon, Waterlooville, Hampshire, PO7 4SN

£260,000 Starting Bid

 x2  x2  x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Large sitting room with
- ✓ Modern kitchen with skylights
- ✓ Recently re-decorated and
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Oil

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming Victorian semi-detached cottage is situated in the idyllic village of Hambledon, nestled between Petersfield & Winchester. The property is deceptively spacious and has very recently been re-decorated and re-carpeted and is available with no onward chain!

Hambledon is well known for its picturesque countryside within National parks, historic buildings, and strong community feel and famous for its 18th-century cricket club and country pubs.

The property comprises front door to entrance hallway leading to vestibule.

Large sitting room with new flooring, large bay window, wood burning stove. There is a trap door giving access to a large basement room.

Dining/family with stripped pine floor, stairs leading to first floor, large cupboard.

Lovely kitchen with vaulted ceiling and inset skylights, electric hob and integrated oven, range of floor and wall units.

Rear lobby, oil fired boiler for central heating and hot water, WC with wash hand basin, door to small courtyard giving access to the front of the property.

On the first floor, there is a large principal bedroom to the front with an ensuite shower room. The second bedroom is also a good double, to the rear of the house, with a double built-in wardrobe.

Off the first floor landing is a further bathroom with a spa bath with shower over.

Externally, there is a small courtyard garden off the rear lobby with gate leading to the pavement. Bunded oil tank.

There is a gravel driveway leading to the rear of the property with a brick-built garage with open and over door. Additional space behind the garage that could be developed into a private patio garden or used as a large parking space.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

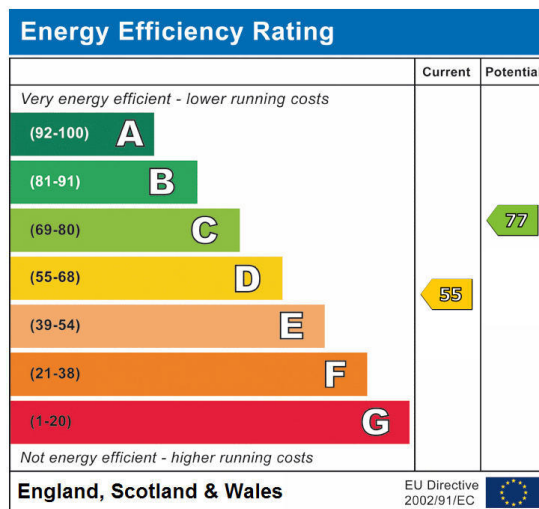
Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil



West Street, Hambledon, Waterlooville, Hampshire, PO7 4SN

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

