4 bed detached house to buy in

The Mallards, Havant, Hampshire, PO9 1SS

£475,000 Starting Bid

x 4 x 2 x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale Online Bidding T&C's Apply
- Detached Family Home
- West facing Rear Garden
- Double Garage
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

Offered chain free, this charming four-bedroom detached family home offers an exciting opportunity for those looking to put their personal stamp on a home with plenty of potential. Nestled in a desirable location within Langstone, the property boasts versatile living accommodation, great size bedrooms and a large west-facing private garden – ideal for enjoying the afternoon sun.

Upon approach to the property, a generous driveway leads up to front door beneath a covered entrance way. Once inside, you'll find spacious living accommodation throughout, including a generous dual aspect living room with large bay fronted window, separate dining area that can be made open plan to sitting room with the considerate use of dividing sliding glass doors and a well-sized kitchen that can be re-imagined to suit modern needs. There is an additional room to the left upon entry that is currently purposed as a home office/study, whilst it also has the versatility to become a fifth bedroom or an extension of the kitchen if desired.

With four good-sized bedrooms to the first floor accessed from an expansive centralised landing, the home offers ample space for growing families or those seeking additional flexibility. Whether you're looking to update or extend, this property presents a fantastic opportunity to create a home tailored to your tastes. The primary bedroom also benefits from en-suite shower facilities, whilst the family bathroom also offers a bath with shower over.

Externally, the rear garden is fenced with matured hedging offering a paved patio area and zoned areas of lawn with borders. Side access is also available via a secure side gate which also provides external access into the large double garage providing an abundance of additional storage capacity.

Sitting Room - 4.32 x 7.10 (14'2" x 23'3") -

Dining Room - 3.98 x 3.56 (13'0" x 11'8") -

Kitchen - 3.27 x 3.97 (10'8" x 13'0") -

Study/Bedroom Five - 3.27 x 2.88 (10'8" x 9'5") -

Bedroom One - 3.46 x 3.96 (11'4" x 12'11") -

Bedroom Two - 3.97 x 3.96 (13'0" x 12'11") -

Bedroom Three - 3.97 x 2.88 (13'0" x 9'5") -

Bedroom Four - 3.64 x 2.94 (11'11" x 9'7") -

Double Garage - 4.65 x 4.82 (15'3" x 15'9") -

Council Tax Band F -

Mortgage Services - We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

Offer Check - If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

Removals - Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

Solicitors - Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

Auctioneer Comments -

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £475,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

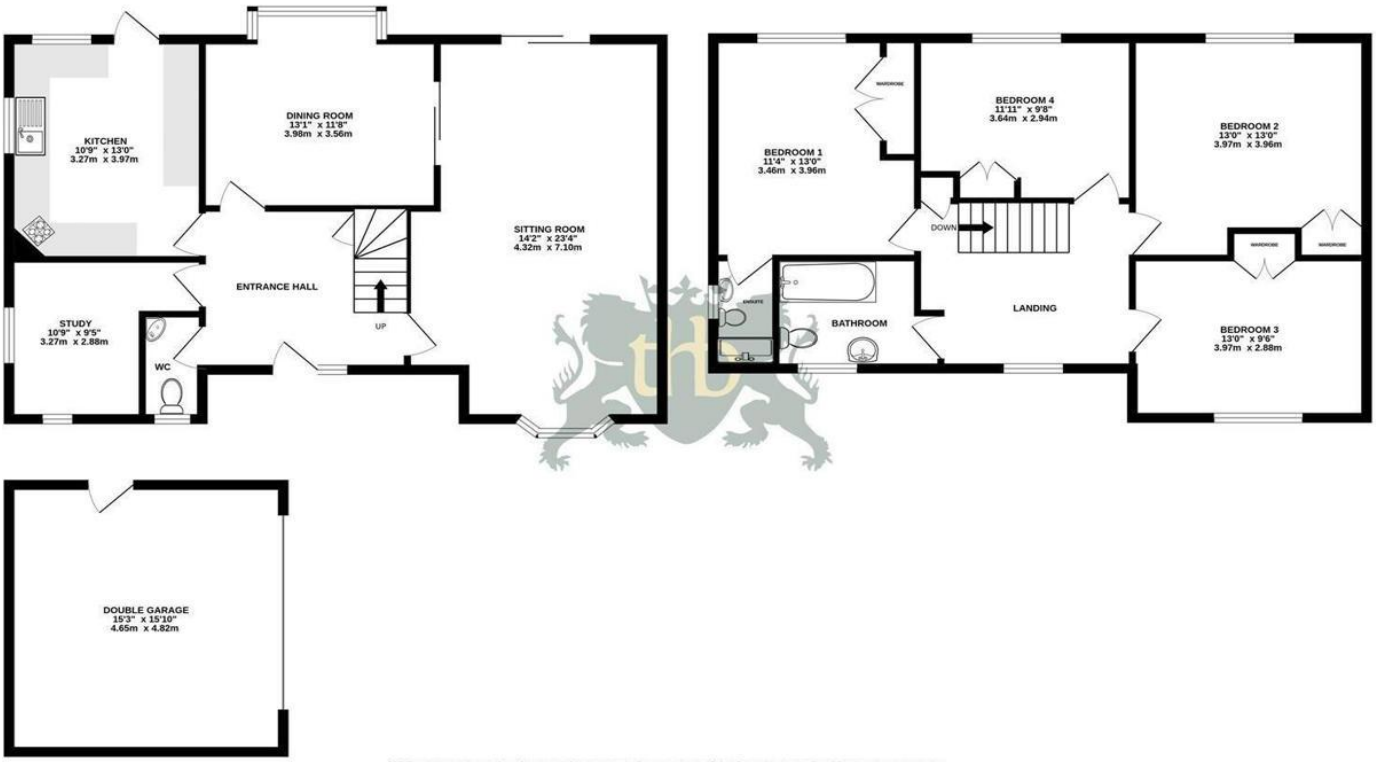
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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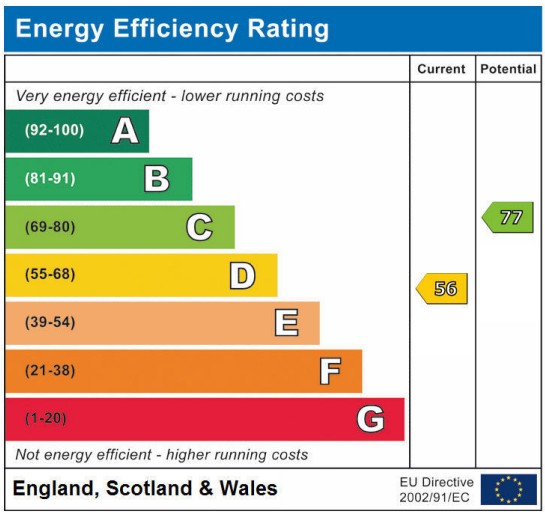

The Mallards, Havant, Hampshire, PO9 1SS

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

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