



**St. Johns Road, HAVANT PO9 3TR**

**welcome to**

## **St. Johns Road, HAVANT**

Lovely mid-terrace home offering a versatile layout with a ground-floor bedroom, three further double bedrooms upstairs, plus a driveway and rear garden with storage — making it an excellent family home.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Stairs leading to first floor. Doors to living room and kitchen.

### **Living Room**

Double glazed window to front aspect. Feature fire with hearth and wood mantel over, wood laminate flooring, radiator. Door to bedroom three.

### **Bedroom Three**

Double glazed window to rear aspect. Vertical radiator, carpet flooring.

### **Kitchen**

Double glazed window to rear aspect and door leading to rear garden. Range of wall and base units with work surface over, incorporating sink unit. Space for washing machine, tumble dryer and dishwasher. Space for oven and hob. Extractor fan, tiled to principal areas. Larder cupboard.

### **First Floor Landing**

Doors to:

### **Bedroom One**

Double glazed window to front aspect. Carpet flooring, radiator, mirror fronted wardrobes.

### **Bedroom Two**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect. Recently modernised with panel enclosed bath with shower over, wash hand basin and low level WC set in vanity unit with enclosed cistern. Tiled to principal areas, extractor fan, tiled flooring.

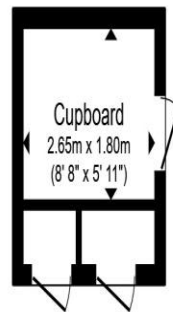
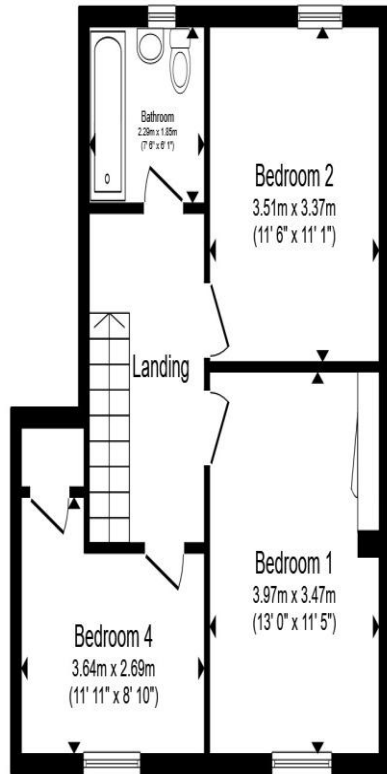
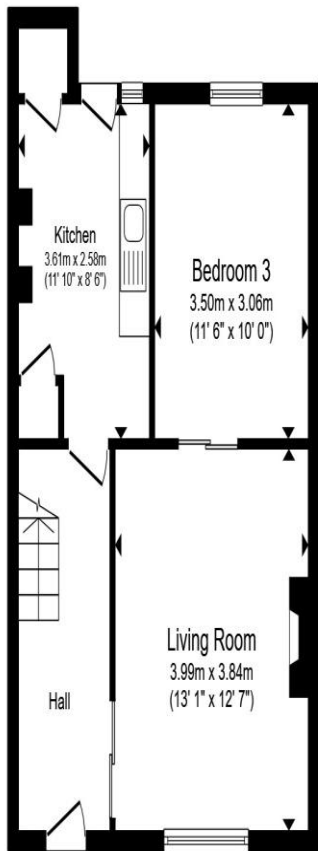
### **Outside**

#### **Front**

Block paved driveway, providing parking for two cars. Steps up to front door.

#### **Rear Garden**

Laid to patio and lawn enclosed by panel fencing. Brick storage shed.



**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 99.5 m<sup>2</sup> (1,071 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). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**St. Johns Road,**  
**HAVANT**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Mid Terraced House

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price  
**£250,000**



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Property Ref:  
WLV109630 - 0006

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