



Athena Avenue, Waterlooville PO7 8AE

welcome to

Athena Avenue, Waterlooville

Three bed mid terraced house, offering a comfortable and functional space, with the added benefit of a private garden and off road parking.

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

Storage cupboard. Doors to:

Cloakroom

Low level WC and wash hand basin.

Kitchen

Double glazed window to front aspect. Space for fridge/freezer, dishwasher, washing machine and tumble dryer. Built-in oven, gas hob with extractor hood over. Range of wall and base cupboards and drawers with work surface over incorporating sink unit with mixer tap over. Tiled to principal areas, tiled floor. Through to lounge.

Lounge

Laminate floor, radiator, square arch through to dining area.

Dining Area

Double glazed French doors and window to rear aspect. Space for table and chairs.

First Floor Landing

Bedroom One

Double glazed window to front aspect. Built-in wardrobe, laminate flooring, radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front aspect. Suite comprising panel enclosed bath with shower over, low level WC and wash hand basin set over drawer unit. Tiled floor, tiled walls, radiator.

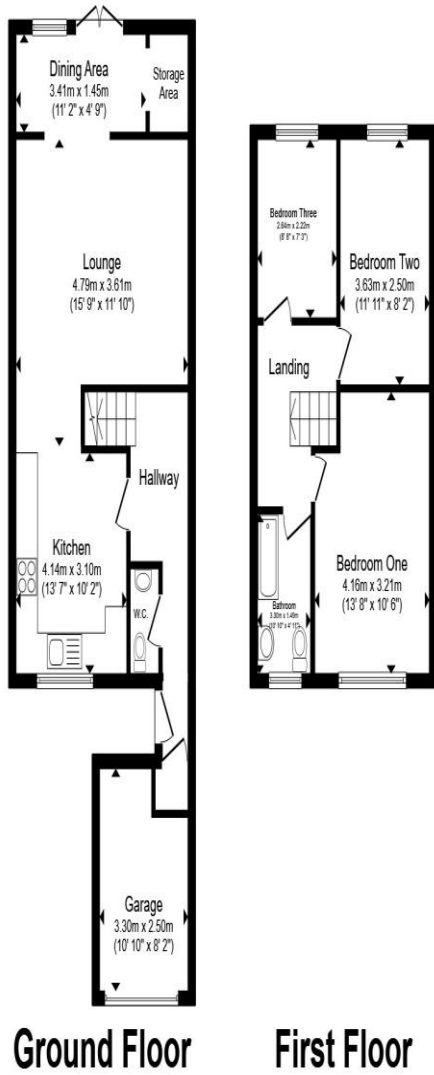
Outside

Front

Off road parking leading to garage with up and over door.

Rear Garden

Laid to lawn and patio. Flower beds with paved and shingle pathways.



Total floor area 92.7 m² (998 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



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Athena Avenue,
Waterlooville

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Private Garden
- Off Road Parking

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

guide price

£235,000



view this property online fox-and-sons.co.uk/Property/WLV109720



Property Ref:
WLV109720 - 0003

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