



SITUATION

Near the junction with Rayleigh Road, directly opposite Basingstoke College of Technology and close to the town centre. Basingstoke is a major market town located approximately 14 miles south of Reading and 44 miles west of central London, enjoying excellent road access via the M3 (Junctions 6 and 7) with national rail access to London Waterloo.

PROPERTY

An attractive mid-terrace building comprising a **4 Bed House** (in need of modernisation) planned on ground, first and second floors benefitting from uPVC double glazing and front and rear gardens. In addition, the property includes a rear **External Store** and a rear hardstanding area for **parking 1 car** which is accessed from a service road.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	12'2"	x	12'0"	+ bay window
Reception Room 2	10'6"	x	12'10"	
Kitchen	10'5"	x	18'10"	
External Store	5'7"	x	7'1"	

First Floor

Bedroom 1	16'1"	x	12'0"	
Bedroom 2	10'8"	x	12'10"	
Bedroom 3	10'5"	x	9'2"	
Bathroom	7'3"	x	5'11"	
Sep. WC				

Second Floor

Bedroom 4	16'2"	x	14'0"	
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GIA Approx. 1,470 sq ft plus 27 sq ft external store

Note 1: No. 30 Worting Road sold for £395,000 in January 2021 (Source: Zoopla).

Note 2: Refer to Auctioneers for virtual tour of the property.

Vacant 4 Bed House

Joint Auctioneers

Romans
Tel: 01256 318 168 Ref: Ben Plowman
Email: bplowman@romans.co.uk

Vendor's Solicitors

Raymond Saul & Co. LLP
Tel: 020 7480 5840 Ref: Lucianna O'Neill
Email: lucianna@rslaw.co.uk

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear of Property