



Nesbits

Established 1921

32 Fareham Park Road, Fareham, PO15 6LE
For auction Guide Price £300,000 to £350,000

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TO BE SOLD BY PUBLIC AUCTION

(date to be confirmed)

GUIDE PRICE: £300,000-£350,000

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) from builders, developers and others for this highly speculative opportunity with much potential: NOW REQUIRING COMPREHENSIVE RENOVATION and enjoying a sought-after position, this DETACHED THREE BEDROOM BUNGALOW stands upon a generous PLOT OF SOME 0.23 ACRE having SCOPE FOR POSSIBLE DEVELOPMENT (subject to planning). Fareham Park Road is approached via Highland Road, No. 32 being on the south-west side a short distance from the junction with Nashe Way. Close to local shops, and a little over one mile from Fareham Town Centre, this is a pleasant and popular residential location enjoying ready access to a wide range of amenities. The property itself features rendered and stone-clad elevations under a replacement tiled main roof. Set well back from the road behind a walled and fenced forecourt garden, it boasts a substantial plot extending to an overall depth of some 200ft. PLANNING: a number of adjacent properties have seen development undertaken within their similar sized plots. The sellers of No.32 have commissioned an architect to explore this possibility.



Following a site meeting with a representative of Fareham Borough Council, in-principle support has been indicated for:

a) a new bungalow to replace the existing, and b) in addition, the construction of two new semi-detached bungalows to the rear of No. 32. It must be noted that the Lot is offered now "as is", any development of the existing dwelling, or of the wider site, being subject to securing planning consent, upon which interested parties must satisfy themselves in all respects. Full particulars are given as follows:

UPVC outer door to:

PORCH

7'10 x 6'1 (2.39m x 1.85m)

Enclosed in UPVC double-glazing under pitched roof. Multi-pane inner door to:

ENTRANCE HALL

Access to Loft Space. Single panel radiator.

BEDROOM ONE

13'5 x 11'10 (4.09m x 3.61m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Single panel radiator.





BEDROOM TWO

12'4 x 10'9 (3.76m x 3.28m)

Coved ceiling. UPVC replacement double-glazed window to front elevation, similar to the side. Single panel radiator.

BEDROOM THREE

11'11 x 11'5 (3.63m x 3.48m)

Window to side elevation. Handbasin. Fitted cupboards.

BATHROOM & W.C.

7'9 x 6'11 (2.36m x 2.11m)

Primrose suite comprising: panelled bath with independent shower mixer, pedestal handbasin, low flush w.c. Single panel radiator. UPVC replacement obscure double-glazed window to side elevation.

INNER HALL



7'8 x 7'1 (2.34m x 2.16m)

Built-in storage cupboard. Square opening to:

EXTENDED LIVING ROOM

19'10 x 14'3 (6.05m x 4.34m)

UPVC and double-glazed picture window to side elevation, three-part UPVC and double-glazed sliding patio doors to rear elevation. Sliding door to:

KITCHEN

12'7 x 6'9 (3.84m x 2.06m)

Fitted base and wall cupboards, work surfaces, single drainer stainless steel sink unit with mixer tap. "Worcester" gas fired central heating and hot water boiler. UPVC replacement double-glazed window to rear elevation. UPVC and double-glazed door to rear garden.

OUTSIDE



The property stands upon a generous plot having a width of 50'0 (15.24m) approx and a depth of 200' (60.96m) approx (10,000 sq ft overall, or 0.23 acre). A deep, lawned forecourt provides OPEN PARKING for a number of cars and, via a wide sideway, grants vehicular access to a detached GARAGE together with the large rear garden which is, in part, heavily overgrown. There is a fenced rear frontage to a car park serving a residential development approached via Nashe Way.

COUNCIL TAX

Band 'E' - £1,891.43 per annum (2024-25) - Fareham Borough Council.

EPC 'E'

VIEWING

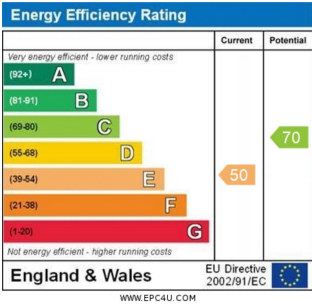
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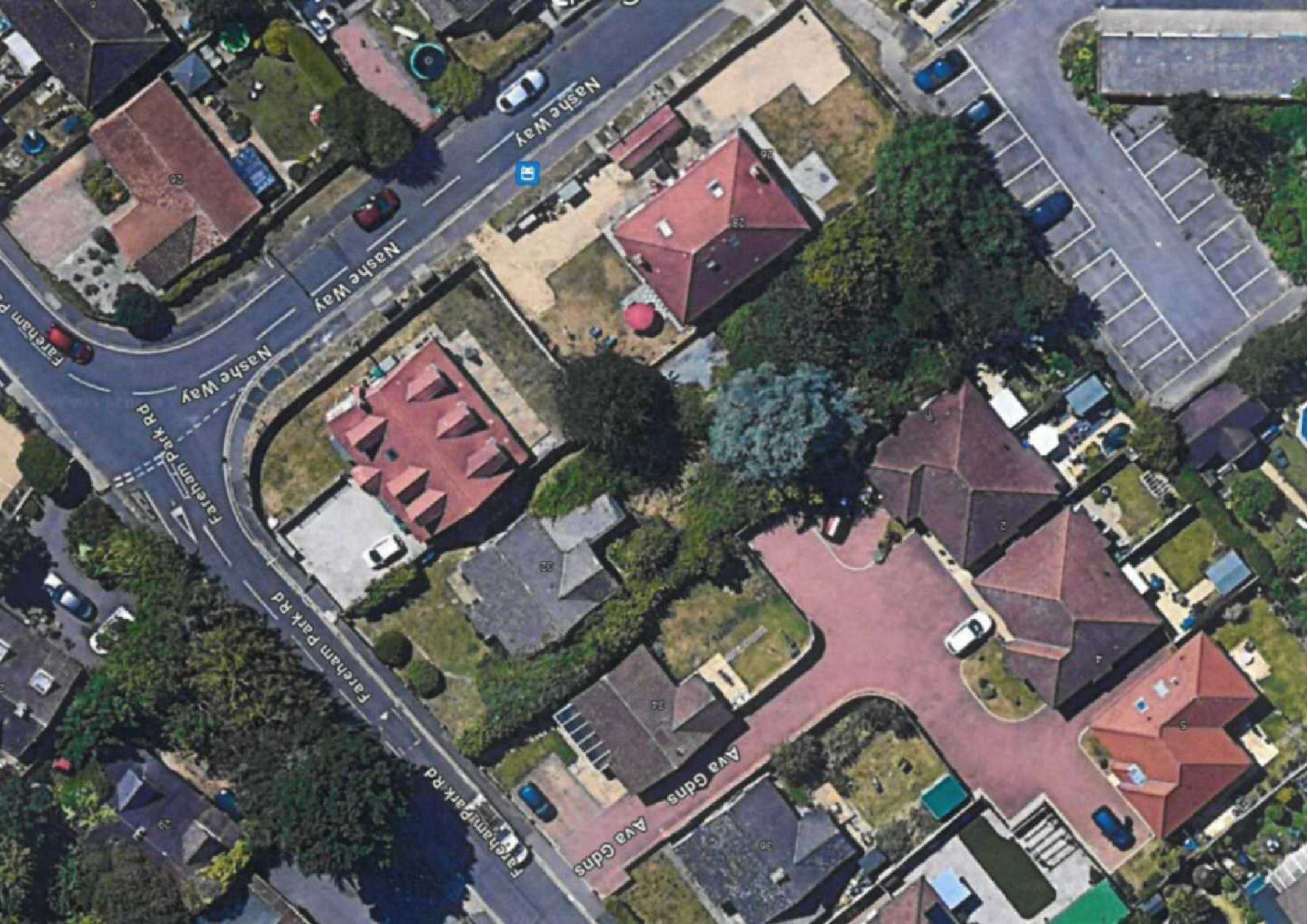


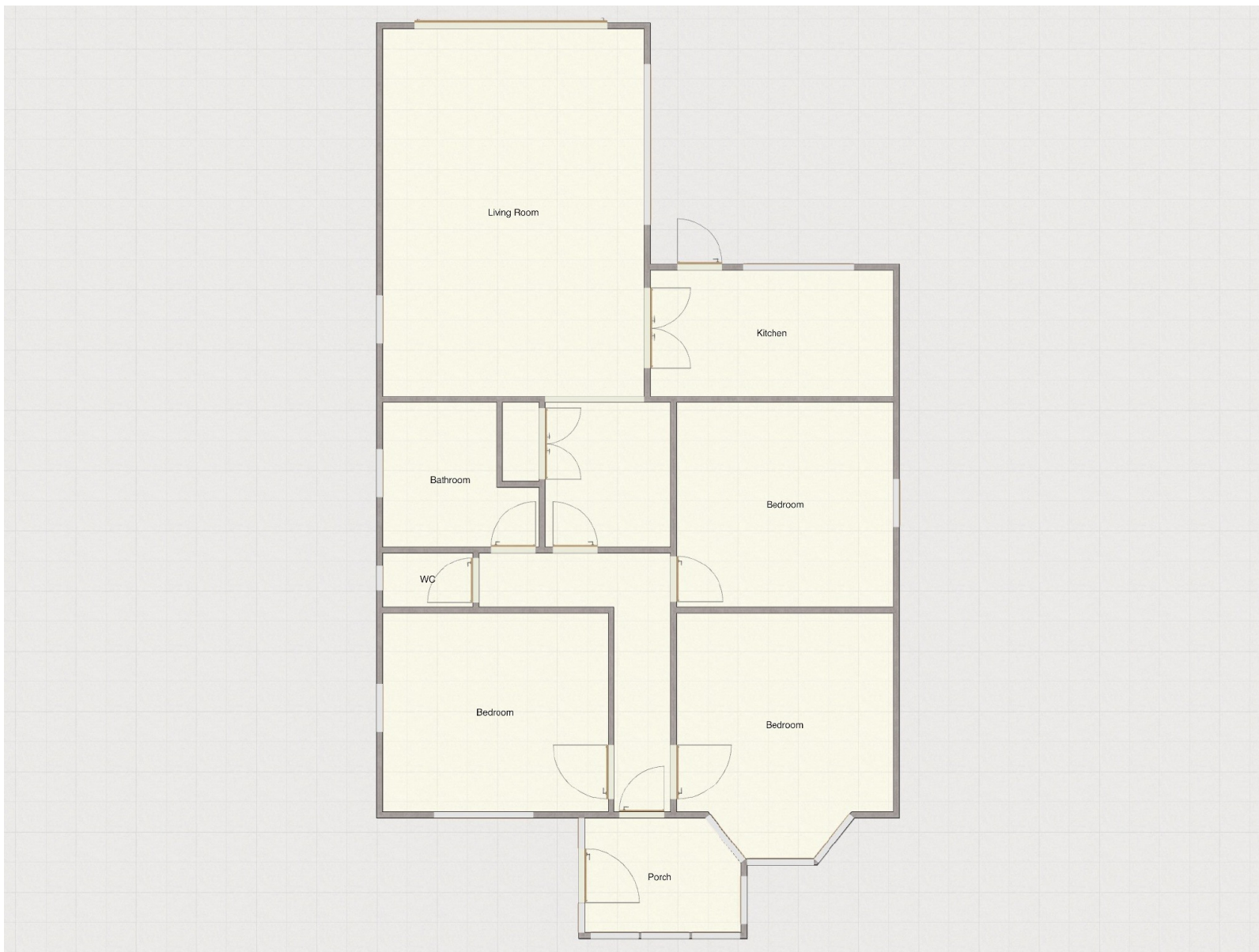
SOLE AGENTS,
D. M. NESBIT & CO.
(17886/051346)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

