



£ 235000

3 Bed House - Mid Terrace, Wagner Close, Brighton Hill, Basingstoke

**\*\* For sale by online auction \*\* Pre-auction offers considered \*\***

Barons Estate Agents are delighted to present this three bedroom, mid terrace family home, situated in Wagner Close, Brighton Hill. Internally on the ground floor, the property features a porch, entrance hallway, cloakroom, kitchen and spacious lounge/dining room. Upstairs there are three double bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden, a garage and parking. Additional benefits include gas central heating, double glazing and NO ONWARD CHAIN. An early viewing of this ideal family home and investment opportunity would be strongly advised by the vendor's sole agent.

## Location

Wagner Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo ( 45 minutes ). Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment along with the leisure park.

## Tenure

Freehold

## Viewing Arrangements

Strictly by appointment only via Barons Estate Agents.

## Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the

winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

## 📌 KEY POINTS & FEATURES

---

- |   |                             |   |
|---|-----------------------------|---|
| 📌 ** For sale by online auction ** Pre-auction offers considered ** | 📌 Buyers Fee Applies        | 📌 Auction Pack Available On Request     |
| 📌 Auction Date – Tuesday 24th June 2025                             | 📌 Three Bedroom Family Home | 📌 Spacious Lounge/Dining Room & Kitchen |
| 📌 Bathroom & Cloakroom  | 📌 Garage & Parking          | 📌 NO ONWARD CHAIN                       |







ESTATE AGENTS  
**barons**

Approximate total area<sup>®</sup>

901 ft<sup>2</sup>  
83.7 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	