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By Order of Government Legal Dept



Briar Patch, Main Road,  
Bentley, Hampshire GU10 5NE

**Guide Price: £135,000\***

**END TERRACED COTTAGE NEEDING  
UPDATING**



This end of terrace two bedroom cottage is situated within the village of Bentley that is located approximately four miles from Farnham. Bentley railway station is within one mile. The property has attractive views over open fields to the front elevation and whilst being partly double glazed and having gas fired central heating, the property is in need of a great deal of updating and modernisation throughout. There is off road parking and there may be scope for some form of extension subject to obtaining any necessary planning consent that may be required. The property is being sold with the benefit of full vacant possession. **PLEASE NOTE THAT THIS PROPERTY WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.**

#### **ACCOMMODATION**

Entrance Porch, Living Room, Cloakroom, Landing, Bedroom One, Bedroom Two, Bathroom, Off Street Parking to Front and Side, Garden to Rear.

#### **TENURE**

Freehold Please note (see Special Conditions of Sale): The property is sold subject to the mines and minerals lying at a greater depth of 60.96m (200 feet) under the property in favour of the Church Commissioners for England, which are registered under the title number SH33036.

#### **LOCAL AUTHORITY & TAX RATING**

East Hampshire Council 01730 266551  
Council Tax Band D

#### **VIEWING TIMES**

Thurs 9th February @ 12 noon

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN