

Summary

A rarely available detached bungalow, sat on a generous plot, with huge scope to renovate & extend (stp). Located in a prime position, just 1 mile away from Granta Park. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Description

Approximate Room Sizes

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LOUNGE 15' 10" x 10' 11" (4.85m x 3.35m)

KITCHEN 9' 10" x 8' 11" (3.0m x 2.73m)

BEDROOM ONE 14' 1" x 10' 7" (4.3m x 3.25m)

BEDROOM TWO 10' 9" x 9' 10" (3.3m x 3.0m)

BATHROOM

GARAGE & DRIVEWAY

AUCTIONEER'S COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

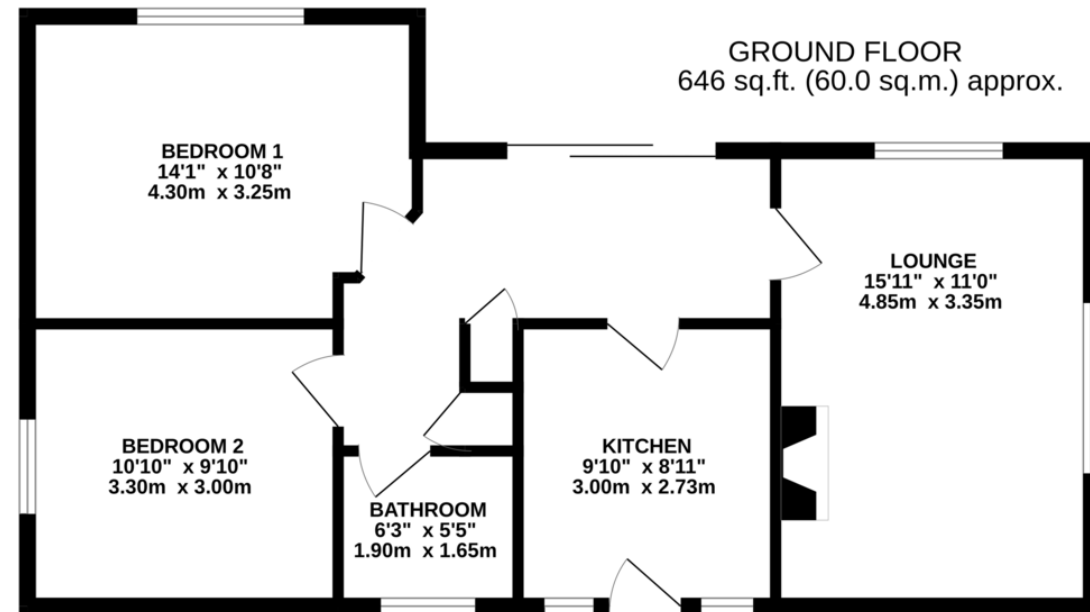
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Additional Information

Local Authority – Cambridgeshire County Council
Council Tax Band – D
Tenure – Freehold
Services – Oil central heating, mains drainage.
Post Code – CB21 6AQ

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC TO FOLLOW

Contact Details
27b High Street, Haverhill, Suffolk, CB9 8AD
Tel: 01440 768919
Email: haverhill@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Pampisford Road | Abington | CB21 6AQ

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Starting Bid £325,000

- NO CHAIN
- HUGE POTENTIAL FOR RENOVATION/EXTENDING(stp)
- SOUGHT AFTER VILLAGE OF ABINGTON
- APPROX 1 MILE FROM GRANTA PARK
- GENEROUS PLOT
- Subject to reserve price
- Sold by Modern Auction (T's & C's apply)