



Oil Mills Road, Ramsey Huntingdon
Guide Price **£270,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two reception rooms
- Conservatory and garden room
- Large driveway and garage
- Approximate half acre plot
- Benefitting from no onward chain

Entrance hall

Sitting room 3.84m x 3.69m (12'6" x 12'1")
maximum into recess

Living room 3.86m x 3.75m (12'6" x 12'3")
maximum into recess

Kitchen/diner 6.32m x 3.24m (20'7" x 10'6")
maximum into recess

Conservatory 1.85m x 3.59m (6' x 11'8")



Access from outside:

Utility room 2.85m x 1.94m (9'3" x 6'3")

Toilet

Garden room 2.1m x 3.24m (6'9" x 10'6")

First floor landing

Bedroom one 3.82m x 3.7m (12'5" x 12'1")
maximum into recess

Bedroom two 3.79m x 3.74m (12'4" x 12'2")
maximum into recess

Bedroom three 2.69m x 3.16m (8'8" x 10'3")

Bathroom

Outside: Large driveway to the front providing off road parking for several vehicles, leading to the garage. Lawned area with established trees and shrubs. Large rear garden mostly laid to lawn with open field views to the rear.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, *iamsold Limited*. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with *iamsold* and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Selling your property?

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To view this property call Sharman Quinney on:
01487 710345



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204372 - 0003