



## **New Fen Farm St. Marys Road, Ramsey**

**Price: Freehold £160,000 guide price**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 0.39 acre plot
- Three double bedrooms
- Separate dining room
- 15' lounge
- Off road parking for several vehicles

EPC Rating: E



## Accommodation Includes:

### Entrance Hall

UPVc entrance door, radiator, tiled floor covering, access to loft and storage cupboard.

### Dining Room

3.68m x 3.68m (12'1" x 12'1") UPVc double glazed window to the front, radiator, open fireplace.

### Kitchen

3.81m x 3.12m (12'6" x 10'3") UPVc double glazed window to the front and side, fitted with a range of units with inset sink unit, space for range, fridge/freezer, washing machine and dishwasher, floor mounted boiler, vinyl floor covering.

### Utility Room

Windows to the rear, door to the side, space for dryer.

### Lounge

4.80m x 3.35m (15'9" x 11'0") maximum UPVc double glazed windows to the side and rear, radiator, open fireplace.

### Bedroom One

3.96m x 3.05m (13'0" x 10'0") UPVc double glazed window to the front, radiator.

### Bedroom Two

3.35m x 3.05m (11'0" x 10'0") UPVc double glazed window to the rear, radiator.

### Bedroom Three

3.35m x 2.54m (11'0" x 8'4") UPVc double glazed window to the rear, radiator.

### Wet Room

Comprising low level WC, fitted sink unit with cupboards under and wet area, radiator, vinyl floor covering, UPVc

double glazed window to the front.

### Outside

The property sits in grounds of 0.39 of an acre with open views to countryside, off road parking for several vehicles.

### Agents Notes:

The property is marketed in the knowledge that it exhibits signs of historic structural movement and buyers should be aware that it will be their responsibility to carry out specialist surveys and reports to ascertain the level of work required to rectify this.



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: RAM203442 - 0001

## **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.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

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**FREE MARKET APPRAISAL**

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