



Christmas Cottage Norwood Road, March
Guide Price £220,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Great Size Wrap-around Garden
- Historic Property

Storm Porch leading to...

Living Room 7.7m x 5.95m (25'3" x 19'6")

Dining Room 3.82m x 3.31m (12'6" x 10'10")

Kitchen 8.2m x 4.7m (27'1" x 15'7")

Bedroom One 5.71m x 3.8m (18'9" x 12'6")

Ensuite Wet Room

Cloakroom

Stairs leading to first floor...

Bedroom Two 3.9m x 3.35m (12'10" x 10'12")



Bedroom Three 3.82m x 3.35m (12'6" x 11'0")

Bedroom Four 3.79m x 3.35m (12'5" x 11'0")

Bedroom Five 3.84m x 2.60m (12'7" x 8'6")

Bedroom Six 3.88m x 1.86m (12'9" x 6'1")

Bathroom 2.75m x 2.60m (9'0" x 8'6")

Auctioneer 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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





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

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 £960 inc. VAT. These services are optional.

To view this property call Sharman Quinney on:
01354 661166

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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: MRC205958 - 0009

