



Norwood Road, March

Guide Price £170,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Off Road Parking & Generous garden to rear

Lounge/Diner - 7.1m x 3.5m (23'2" x 11'4")
Window and UVPC door to front, hard flooring, oak doors into bedrooms and kitchen

Bedroom One - 6m x 3.5m (8'5" x 11'4")
Window to front, carpet

Bedroom Two - 6m x 3.5m (8'5" x 11'4")
Window into utility space, carpet

Kitchen - 2.7m x 3.1m (8'8" x 10'1")
Tiled flooring, shaker style kitchen with granite work tops and integrated oven and hob

Utility space - 2.9m x 1.3m (9'5" x 4'2")
Hard flooring, plumbing for washing machine, tumble dryer and space for Fridge/freezer



Bathroom - 2m x 3m (6'5" x 9'8")

Tiled flooring, panelled bath, pedestal sink and walk in shower

Cloak room - 1.5m x 0.8m (4'9" x 2'6")

Tiled flooring, toilet and pedestal sink

Outside - the front of the property has a gravelled driveway allowing parking for multiple vehicles a side gate gives access to the rear garden which is mostly laid to lawn with a hard standing for a shed and small patio area

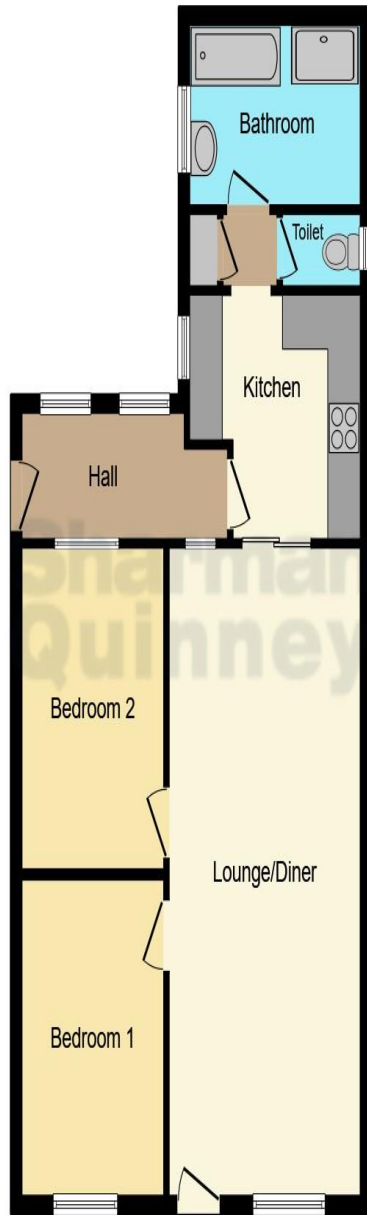
Auctioneer Comments

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





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

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 £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: MRC206006 - 0009

