



Saxon Way, BOURNE

Guide Price £160,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Bedrooms

## Accommodation Includes

Entrance Hall

Airing cupboard, doors to:

Kitchen

3.26m x 2.76m (10'8" x 9'). Windows to front and side.

Lounge

4.98m x 2.98m (16'4" x 9'9"). Window to front, gas fireplace with back boiler.

Bedroom One

3.93m x 2.98m (12'10" x 9'8"). Window to rear.

Bedroom Two

2.98m x 2.77m (9'8" x 9'1"). Window to rear.





### Family Bathroom

1.95m x 1.75m (6'4" x 5'9"). Window to side, bath, pedestal wash hand basin, WC.

### Outside

To the front of the property there is a lawned garden with driveway providing off road parking, There is an enclosed rear garden.

### Auctioneer's Comments

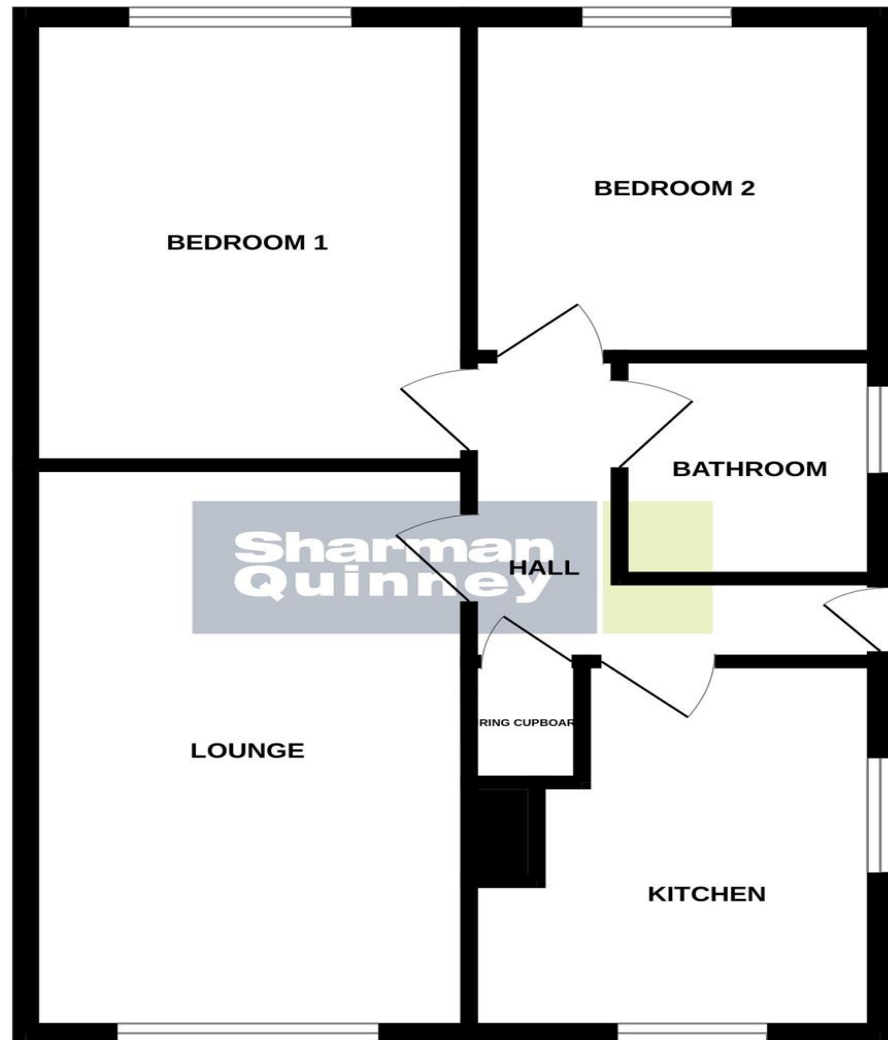
This property is offer through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 stamo duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.





## GROUND FLOOR



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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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.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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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: MRD203931 - 0001

