



Nowells Lane, BOURNE
Guide Price £225,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chalet Bungalow
- No Chain

Accommodation Includes

Front door to:

Entrance Hall

Radiator, stairs to first floor and landing.

Bedroom Two

4.10m x 3.34m (13'5" x 10'11"). Radiator, window to front.

Bathroom

Comprising shower cubicle, panel bath, pedestal wash hand basin, wc, radiator, window to side, heated towel rail.

Cloakroom

Comprising wc, radiator, window to side.



Lounge

5.16m x 3.63m (16'11" x 11'11"). Feature gas coal effect fire, window to front and rear aspects, two radiators.

Kitchen Diner

3.18m max x 5.34m (10'5" x 17'6" max). Comprising a range of base and eye level units with worktops over, plumbing for washing machine, radiator, sink, window to front, wall mounted boiler, two storage cupboard and additional pantry, space for fridge freezer and cooker, courtesy door to garage, window to rear aspect, French door opening to:

Conservatory

2.25m x 2.87m (7'4" x 9'5"). Power and light, French door to side.

Stairs to first floor

Bedroom One

5.45m x 5.16m (17'10" x 16'11"). Two radiators, window to front and rear aspect.

Outside

The rear ornamental style paved garden with shed and green house provides privacy with walled surround and side gate access. To the front the garden is enclosed by picket fencing and a driveway leads to a single garage with up and over door and personal door to rear and side.

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 and 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 no more than £349 inc VAT toward the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

 01778 343322

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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: MRD204348 - 0004

