



Church Street, Nassington
Guide Price **£340,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***NO ONWARD CHAIN***
- Village location with plenty of local amenities

This spacious property briefly comprises, entrance hall, lounge diner on split level, dining room, kitchen/breakfast room, utility room. First floor is a landing, three bedrooms with en-suite to the master, and family bathroom. Outside front garden, good size rear garden, single garage and parking.



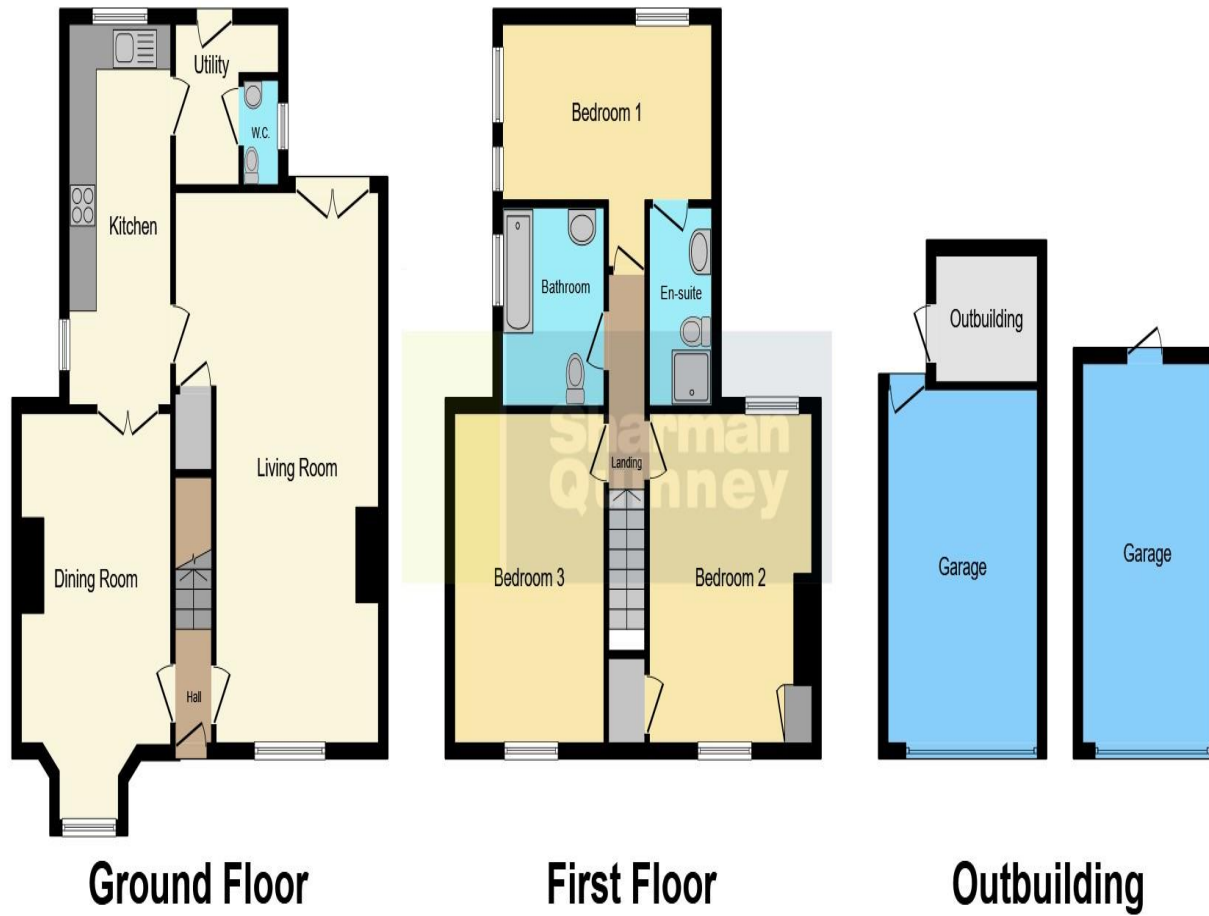
Lounge/Diner (23' 6" x 10' 5" min. 13' 3" max.)
7.16m x 3.17m
Dining Room (9' 11" x 14' 9" incl. bay window)
3.02m x 4.49m
Kitchen/Breakfast Room (17' 11" x 7' 2") 5.46m x
2.18m
Utility Room (7' 8" x 8' 1" incl. w/c) 2.33m x
2.46m
Bedroom one (14' 11" x 12' 7" incl. door recess)
4.54m x 3.83m
Bedroom two (12' 2" x 10' 9" incl. wardrobe)
3.70m x 3.27m
Bedroom three (12' 2" x 9' 10") 3.70m x 2.99m

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.

start price and undisclosed reserve price that can change.

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

To view this property call Sharman Quinney on:
01832 274567

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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: OUN202475 - 0005

