



Black Pot Lane, Oundle
Guide Price £320,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Garage and driveway

This stunning three-bedroom stone-built property offers modern living with character charm, just a short walk from the town centre. Fully renovated throughout, the home is ready to move straight into and finished to an exceptional standard. The ground floor features brand-new porcelain tiling throughout, creating a bright, seamless flow from room to room. The contemporary kitchen comes complete with integrated appliances, including a dishwasher and washing machine/dryer, making everyday living effortless. Upstairs offers three well-proportioned bedrooms



all of which benefit from built in wardrobes and a stylish family bathroom, all newly updated. Outside to the front is laid to lawn with a small hedge row either side. The rear garden has a patio area with steps leading to a laid to lawn area. The garage and driveway are behind with access via a convenient gate to the garden. With its combination of quality finishes, convenience and classic stone construction, this is a rare opportunity to secure a turnkey home in a highly sought after location.

Lounge/Diner (16' 9" x 14' 3") 5.15m x 4.35m

Kitchen (10' 5" x 9' 7") 3.20m x 2.95m

Bedroom one (10' 6" x 9' 8") 3.23m x 2.98m

Bedroom two (12' 1" max x 8' 6") 3.68m x 2.62m

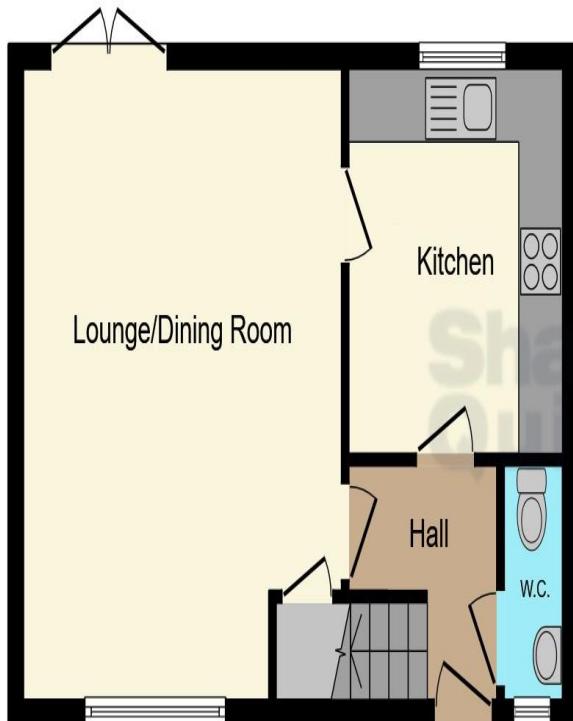
Bedroom three (8' 1" x 6' 9") 2.46m x 2.10m

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

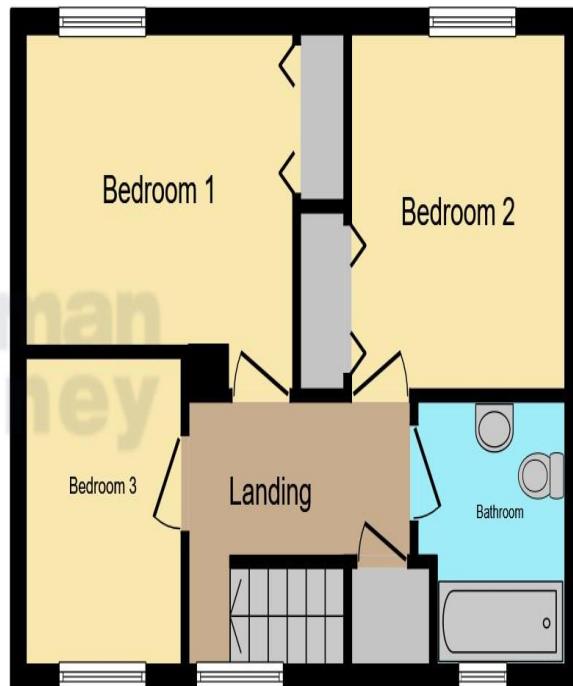
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.





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

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

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home valuation.

 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: OUN202779 - 0006

