



Dane Cottages Haverhill Road, Kedington, CB9 7UL

welcome to

Dane Cottages, Haverhill Road

Two-bedroom ground floor flat to be sold with vacant possession. The flat is in good order throughout but could do with some TLC. Benefiting from two bedrooms and allocated parking. The property would make an ideal investment opportunity or first-time purchase.



Entrance Hall

With radiator, doors to:-

Lounge

16' 4" Max x 12' 9" (4.98m Max x 3.89m)

With storage cupboard, spotlights, radiator, double glazed window to rear, opening up into the kitchen space.

Kitchen

12' 3" x 6' 10" (3.73m x 2.08m)

Range of wall hung and base level units with work top, stainless steel sink and drainer, integrated oven and gas hob with hood, space for white goods, integrated fridge freezer.

Bedroom One

8' 8" Max x 11' 4" Max (2.64m Max x 3.45m Max)

With double fronted wardrobe, a radiator, double glazed window to front.

Bedroom Two

7' 1" x 7' 5" (2.16m x 2.26m)

Double glazed window to side.

Bathroom

Partially tiled, bath tub with shower over, low level wc, wash hand basin, extractor fan.

Details

EPC:

C

Council Tax:

B

Tenure:

Leasehold - 99 years from 2007 (81 years remaining)

Viewings:

By arrangement with our Joint Auctioneers William H Brown, Newmarket Tel: 01638 660633

Auctioneers Notes

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Auctioneers Notes Continued

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot

therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Auctioneers Notes Continued

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR



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Dane Cottages Haverhill Road

FOR SALE BY AUCTION - 18th November 2025

- Two-bedroom ground floor flat
- Popular location
- Ideal investment or first-time purchase

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMT104257 - 0005

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