



Fox Hedge Way, Sharnbrook, Bedford MK44 1JR

Welcome to

Fox Hedge Way, Sharnbrook, Bedford

A superb semi-detached bungalow with a garage situated in the lovely location of Sharnbrook, close to the local amenities and is offered for sale with no chain.



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 an 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 towards 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.

Lobby

Sitting Room

10' 2" x 19' 4" (3.10m x 5.89m)

Carpet flooring, radiator, window to side aspect

Kitchen

7' 9" x 9' 5" (2.36m x 2.87m)

Tiled flooring, wall base units, integrated hob, integrated cooker, tiled splash back, 1 1/2 bowl sink drainer, window to side aspect

Conservatory

9' 2" x 12' 1" (2.79m x 3.68m)

Doors leading to the rear garden, electric heater, tiled flooring, ceiling fan

Bedroom One

9' 2" x 13' 1" (2.79m x 3.99m)

Carpet flooring, radiator, window to rear aspect

Bedroom Two

9' 2" x 10' 2" (2.79m x 3.10m)

Doors leading to the conservatory, carpet flooring, radiator, window to side aspect

WC

WC, washing machine, radiator, frosted window to front aspect

Bathroom

5' 9" x 7' 9" (1.75m x 2.36m)

Bath, hand wash basin, WC, radiator, frosted window to side aspect

Auctioneer Comments

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.50% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards 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.



View this property online williamhbrown.co.uk/Property/BFD105445



Welcome to

Fox Hedge Way, Sharnbrook Bedford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- 2 Bedroom Semi-Detached Bungalow
- Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: C

Guide Price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BFD105445 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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