



Armitage Way, Cambridge
Guide Price **£425,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four/Five Bedroom Semi Detached House
- Large Ground Floor Accommodation

Providing spacious accommodation across two floors is this extended four/five bedroom semi-detached house.

Property comprises on the ground floor of an entrance hall leading to a kitchen and downstairs bathroom. To the rear there is a separate dining room leading to a further two double bedrooms of which the Master has an en-suite walk in shower room. There is its own access from the front so the two bedrooms and en-suite could be used independently from the main house.

On the first floor there are three further bedrooms of which two are doubles.

Externally there is parking to the front for two to three vehicles and to the rear there is a private garden mainly laid to lawn.



Please note this property has been extended on the ground floor to offer larger than average accommodation and can be used in many different layouts. The property must be viewed to fully appreciate what is on offer.

Accommodation Includes

Kitchen: 12' x 8'3

Lounge 14'5 x 12'

Dining Room : 13'9 x 8'5

Bedroom 1: 18'3 x 9'11

En-suite: 9'11 x 6'2

Bedroom 2: 15'1 x 8'3

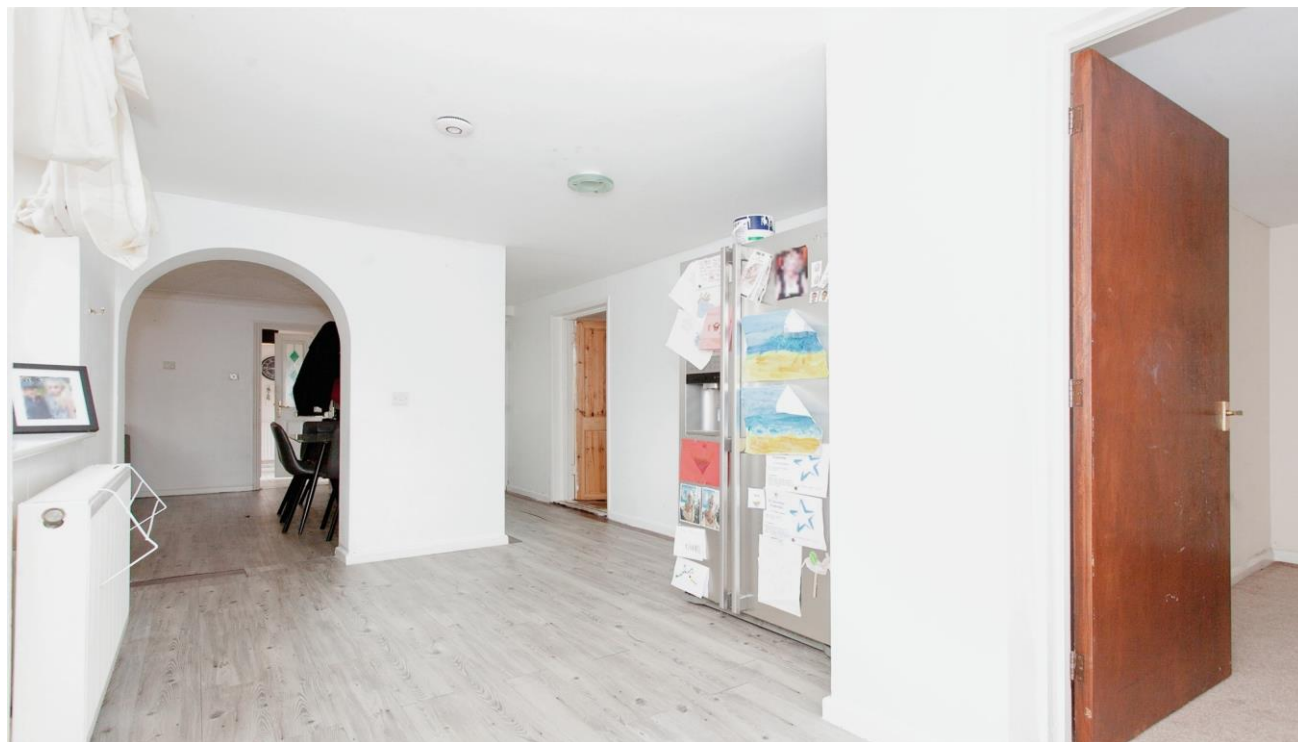
Bedroom 3: 14'6 x 9'1

Bedroom 4: 12'3 x 7'2

Bedroom 5 : 9'4 x 7'1

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete





within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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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: ORP101533 - 0007

