

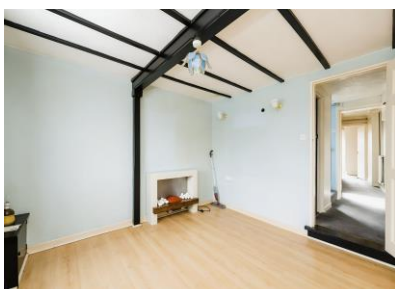


## London Street, Godmanchester Huntingdon

**Price: Freehold £180,000 guide price**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Victorian Character Cottage
- Courtyard Rear Garden
- Great Access for Huntingdon Train Station
- Close Walks to River
- No Chain

EPC Rating: D



**\*FOR SALE BY MODERN METHOD OF AUCTION\***  
this is property not to be missed!

Located in the highly sought-after town of Godmanchester, it enjoys convenient access to a range of local amenities, including shops, pubs, cafes, and beauty salons. Excellent bus routes connect the area to the neighbouring towns of Cambridge and Huntingdon.

HALL: 11'8" X 19'9" (3.60m X 6.07m)  
KITCHEN/DINER: 8'8" X 7'8" (3.60m X 3.40m)  
LOUNGE: 11'8" x 11'1" (3.60m x 3.40m)  
BEDROOM 1: 11'4" x 10'8" (3.50m x 3.31m)  
BEDROOM 2: 4'7" x 7'1" (1.45m maximum x 2.19m)  
SHOWER ROOM: 6'8" x 3'9" (2.10m x 1.20m)  
W/C: 6'0" x 3'2" (1.84m x 1.00m)

### **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.

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 £300 inc VAT towards the preparation cost of the pack.

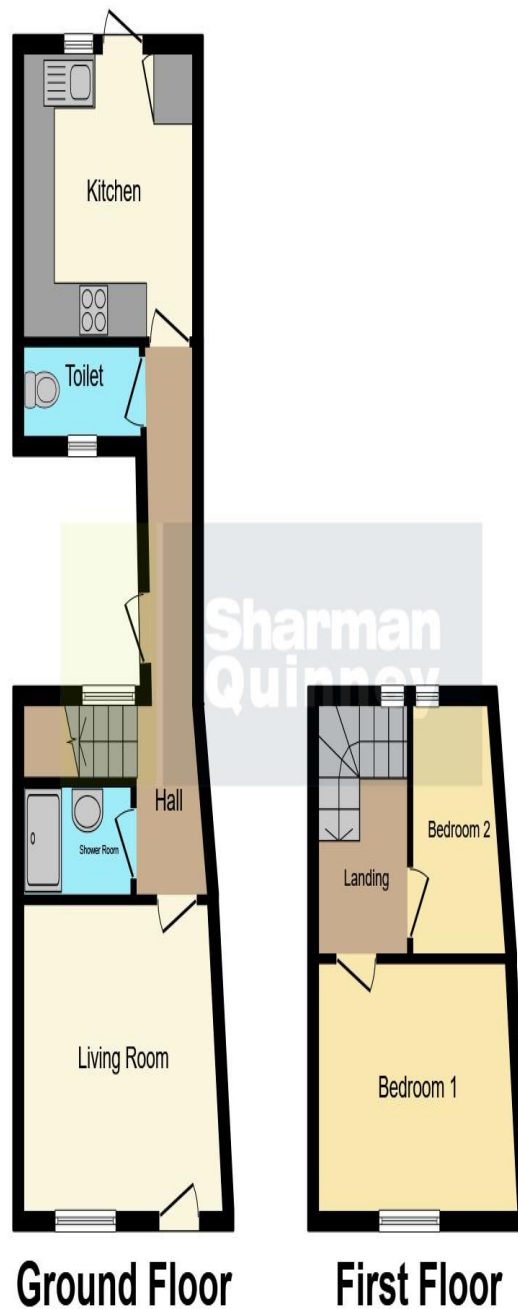
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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: GDM100094 - 0002

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.



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.

**selling your property?**  
**call us to arrange your**  
**FREE MARKET APPRAISAL**

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