



OAKFIELD



Punnetts Town, Heathfield, TN219DR

Auction Guide £280,000



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## Punnetts Town, Heathfield, TN219DR

Nestled within the heart of Punnetts Town, this delightful terraced house is a true gem waiting to be discovered. Being sold CHAIN FREE - this great property offers buyers plenty of flexibility.

Dating back to around 1820, this property offers a unique blend of history and modern living. Previously, the house formed part of the village's Butchers Shop and some original features can be seen throughout the house.

As you step inside, you are greeted by the large and inviting living and dining area, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three bedrooms - two of which are large doubles and a third single room, providing ample space for a growing family or those in need of a home office.

One of the highlights of this property is the courtyard garden, a fantastic sun-trap where you can unwind after a long day.

### 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, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

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.





**Lounge/Diner**

22'0" x 11'5" (6.72 x 3.49)

**Kitchen**

9'9" x 6'5" (2.99 x 1.97)

**Conservatory**

7'9" x 7'2" (2.38 x 2.19)

**Bedroom One**

12'0" x 11'10" (3.67 x 3.61)

**Bedroom Two**

12'1" x 9'6" (3.69 x 2.91)

**Bedroom Three**

7'7" x 6'5" (2.33 x 1.98)

**Bathroom**

6'4" x 5'4" (1.95 x 1.65)

**Council Tax Band-C-£2208 Per Annum**



## Floor Plan

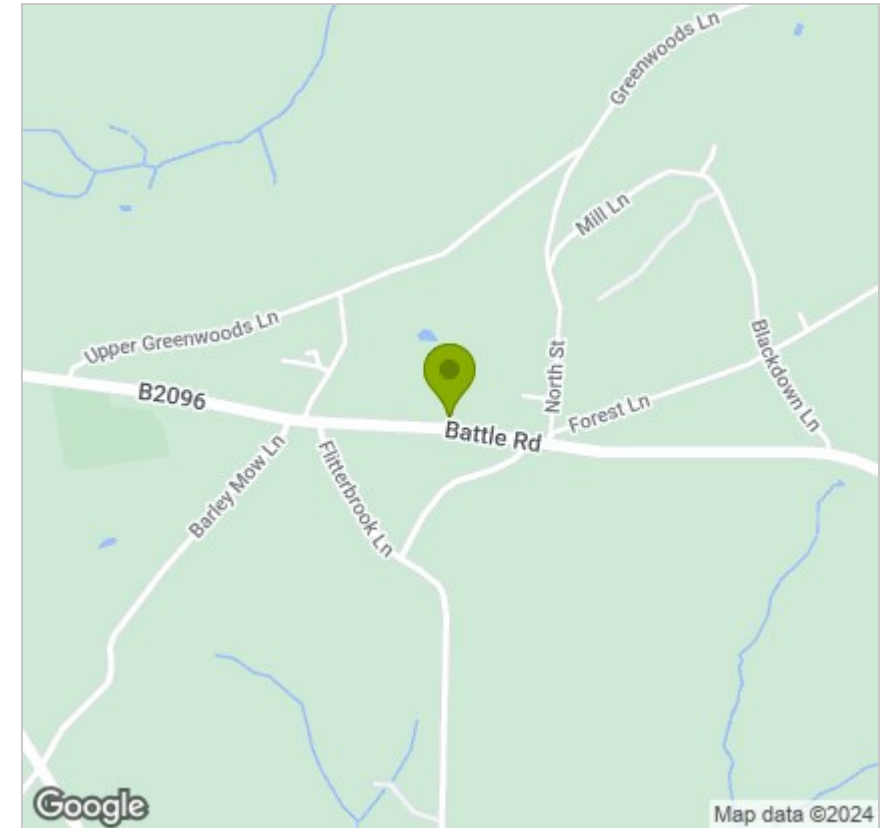


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

