



Buckshorn Lane, Eye IP23 7AZ

welcome to

Buckshorn Lane, Eye

This charming and well-maintained cottage in the heart of Eye offers a cosy lounge with fireplace and exposed beams, a fitted kitchen with integrated oven, and two characterful bedrooms upstairs alongside a family bathroom. Outside, the property boasts a generous rear garden and off road parking.

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.

Lounge

11' 9" x 16' 5" (3.58m x 5.00m)

Window to front and side aspect, front door, storage cupboard, radiator, fire place, carpet flooring.

Kitchen

13' 8" Max x 10' Max (4.17m Max x 3.05m Max)

Window to rear aspect, wall and base units, radiator, integrated oven, boiler, space for white goods, built in sink, door to side aspect.

Landing

Carpet flooring.

Bedroom 1

16' 3" x 12' 8" Into recess (4.95m x 3.86m Into recess)

Window to front aspect, spot lights, beams, radiator, carpet flooring.

Bedroom 2

7' 6" x 9' 3" (2.29m x 2.82m)

Window to rear aspect, radiator, carpet flooring.

Bathroom

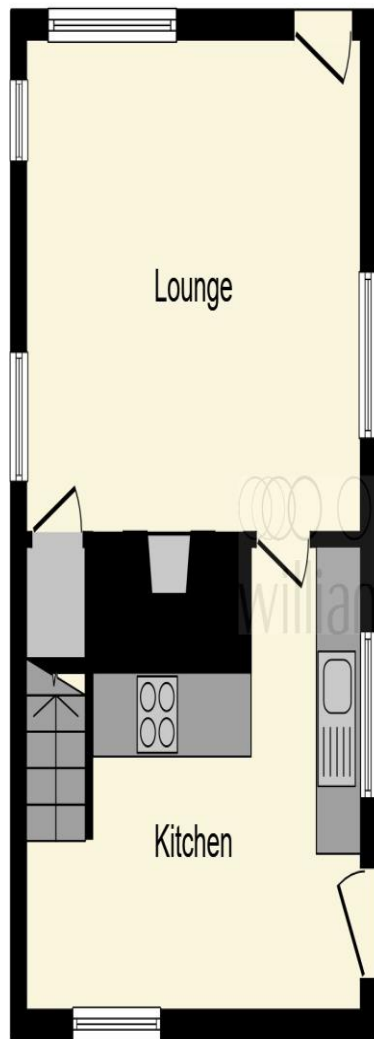
Window to side aspect, w/c, wash basin, bath, electric shower, radiator, lino flooring.

Rear Garden

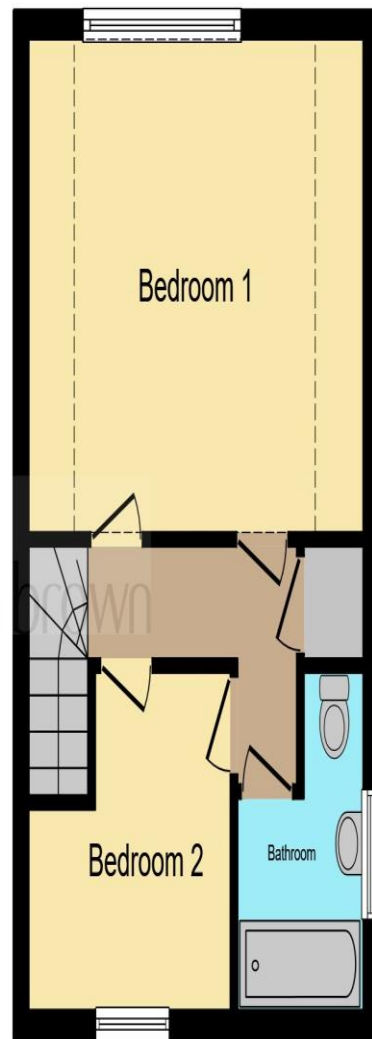
Large patio area, summer house, turfed, bush and fence for boundary.

Parking

Off road parking



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Buckshorn Lane,
Eye

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming 2-bedroom cottage
- Cosy lounge with feature fireplace

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

guide price

£180,000



view this property online williamhbrown.co.uk/Property/DSS111034



Property Ref:
DSS111034 - 0005

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