



East Street, Manea PE15 0JJ

welcome to

East Street, Manea

** NO CHAIN ** Detached House - Four Bedrooms - En Suite to Bedroom One - Double Glazed Windows
Oil Fired Central Heating - Off Road Parking - Village Centre Location ** Viewing Recommended **



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 £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.

Entrance Door to

Side Porch

Tiled floor. Door to

Hall

Wooden flooring. Radiator. Stairs leading off. Door to kitchen.

Lounge/ Dining Room

27' 6" x 10' 6" (8.38m x 3.20m)

Windows to front. Wooden flooring. Two radiators. Beamed ceiling. Open plan to

Kitchen / Breakfast Room

15' 2" x 10' 11" (4.62m x 3.33m)

Window to rear. Tiled floor. Breakfast bar. Electric double oven and cooker hood above. Plumbing for washing machine. Radiator. Door to conservatory. Walk in pantry.

Utility Room

10' 8" x 3' 6" (3.25m x 1.07m)

Window to side. Tiled floor.

Conservatory

11' 9" x 10' 10" (3.58m x 3.30m)

Tiled floor. Windows to side. Windows to rear. Vertical radiator. Doors to either side.

Cloakroom

Low level wc. Wash hand basin. Window to rear.

Store Room

Boiler.

Stairs To First Floor Landing

Window to side. Loft access.

Bedroom One

10' 8" x 10' 1" (3.25m x 3.07m)

Window to front. Radiator. Fitted wardrobes.

En Suite

Window to side. Low level wc. Vanity wash hand basin. Tiled floor.

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

Window to front. Radiator. TV point.

Bedroom Three

11' 3" x 9' (3.43m x 2.74m)

Window to rear. Radiator.

Bedroom Four

7' 2" x 5' 7" (2.18m x 1.70m)

Window to front. Radiator.

Bathroom

Window to rear. Low level wc. Pedestal wash hand basin. Heated towel rail. Panelled bath with shower above. Tiled walls.

Outside

The property is walled with block paved drive to the side and front.

Rear gardens are enclosed with patio area. Additional gardens are laid to grass with shrubs bordering. Timber store.



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East Street, Manea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Detached House
- En Suite to Bedroom One
- Oil Fired Central Heating
- Village Location
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

guide price

£230,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH113552 - 0003

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