



Westfield Road, Manea PE15 0LN

welcome to

Westfield Road, Manea

**** NO ONWARD CHAIN ** End Terrace House - Three Bedrooms - Oil Fired Central Heating
Kitchen/ Dining Room - Generous Rear Garden - Off Road Parking ** Village Location ****



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

Lobby

Stairs leading off. Radiator.

Lounge

12' x 10' 4" (3.66m x 3.15m)
plus recess. Window to front. Radiator. TV point.

Kitchen / Dining Room

17' 6" x 14' (5.33m x 4.27m)
Windows to side. Door to side. Single drainer sink with mixer taps, 1 1/4 bowl. Integrated dishwasher. Plumbing for washing machine. Oil fired central heating boiler. Electric double oven and hob with cooker hood above. Wall units with matching work surfaces and storage under.

Stairs To First Floor Landing

Loft access.

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)
Window to front. Radiator.
Low level wc. Wash hand basin.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m)
Window to rear. Radiator. Airing cupboard housing hot water tank.

Bedroom Three

7' 11" x 7' 7" (2.41m x 2.31m)
Window to rear. Radiator.

Bathroom (Ground Floor)

Comprising four piece suite. Window to side. Panelled bath. Shower cubicle. Low level wc. Pedestal wash hand basin. Heated towel rail.

Outside

Front garden is fenced, laid to grass with path to side.

Rear garden is enclosed. Summer house. Patio area. Laid to grass with off road parking to the rear.



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Westfield Road, Manea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Terrace House
- Three Bedrooms
- Oil Central Heating
- Generous Rear Garden & Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

guide price

£180,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH113601 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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