



**Market Place, March PE15 9JF**

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**Market Place, March**

Development Opportunity - Freehold Dwelling - Two Retail Units and Two Bedroom Top Floor Flat \* 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 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.

### Ground Floor

Main lobby with w. c.

### Shop Unit 1 ( Ground Floor )

13' 2" x 16' 10" ( 4.01m x 5.13m )

Door to front. Window to front. Heater.

### Room 2

12' 6" x 9' 3" ( 3.81m x 2.82m )

Heater.

### Room 3

12' x 7' 8" ( 3.66m x 2.34m )

Heater.

### Kitchen

11' 7" x 17' ( 3.53m x 5.18m )

Door to side. Single drainer sink with mixer taps.

Heater.

### Courtyard Garden

### Shop Unit 2 ( First Floor )

30' 5" max x 13' 9" max ( 9.27m max x 4.19m max )

Window to front. Window to side. Double vanity wash hand basins. Electric heater.

### Kitchen

4' 11" x 4' 11" ( 1.50m x 1.50m )

Window to side. Single drainer sink.

### Bathroom

Low level wc. Pedestal wash hand basin.

### Top Floor Flat

Consisting of two bedrooms :

### Entrance Hall

Panel heater.

### Lounge

16' 9" x 9' 6" ( 5.11m x 2.90m )

Widening to 11ft 9ins. Window to side. TV point.

Panel heater.

### Kitchen

13' 2" x 8' 5" ( 4.01m x 2.57m )

Window to side. Single drainer sink with mixer taps.

Electric oven and ceramic hob.

### Bedroom One

9' 9" x 9' 4" ( 2.97m x 2.84m )

Window to side. Panel heater.

### Bedroom Two

10' 2" x 7' 11" ( 3.10m x 2.41m )

Window to side. Panel heater.

### Bathroom

Window to side. Shower cubicle. Low level wc.

Heated towel rail. Pedestal wash hand basin. Loft

access. Airing cupboard housing hot water tank.

### Epc Ratings

Ground Floor : C

1st floor : D

2nd floor flat : E



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## Market Place, March

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Freehold Dwelling
- Two Retail Units & Two Bedroom Top Floor Flat
- Town Centre Location
- Re- Development Opportunity
- Viewing Recommended

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH113893 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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