



West End, MARCH PE15 8DL

welcome to

West End, MARCH

Character Cottage - Two Bedrooms - En Suite to Bedroom One - Three Piece Bathroom Suite
Lounge / Dining Room - Off Road Parking - Riverside Walk to Town Centre



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.

Entrance Door

to

Lobby

Stairs leading off.

Lounge

21' 2" max x 1' 6" max (6.45m max x 0.46m max)
Three windows to front. Two radiators. Stairs leading off.

Kitchen / Dining Room

8' 5" x 5' 4" (2.57m x 1.63m)
Electric oven, ceramic hob and cooker hood above.
Single drainer sink with mixer taps. Range of wall and base units with storage under.

Inner Hall

Gas fired central heating boiler.

Utility Area

Door to rear. Heated towel rail. Plumbing for washing machine.

First Floor Landing

Bedroom One

14' 1" max x 7' 10" (4.29m max x 2.39m)
Window to front. Beamed ceiling. Integral wardrobes.

En Suite

Window to rear. Shower cubicle. Pedestal wash hand basin. Low level wc.

Bedroom Two (Ground Floor)

11' 3" x 10' 3" (3.43m x 3.12m)
Window to rear. Radiator.

Bathroom (Ground Floor)

Panelled bath. Part tiled walls. Heated towel rail.
Pedestal wash hand basin. Low level wc.

Outside

At the front of the property there is a garden with fenced borders and mainly laid to grass with shrubs inset.

To the rear of the property there is allocated parking (via White Horse Gardens)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Cottage
- Two Bedrooms
- Riverside Walk to Town Centre
- En Suite to Bedroom One
- Lounge / Dining Room

Tenure: Freehold EPC Rating: C

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH111582 - 0003

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