



The Poplars, March Road, Guyhirn PE13 4DA

welcome to

The Poplars, March Road, Guyhirn

**** NO ONWARD CHAIN **** Detached House - Five Bedrooms - Two Bathrooms

33ft x 16ft Workshop with Office to the Rear - Generous Plot - 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.

Entrance Door to

Hall

Wooden flooring. Stairs leading off. Radiator.

Lounge

21' 1" x 14' 10" (6.43m x 4.52m)

Bay window to front. Radiator. Wooden flooring. TV point. Feature fireplace with tiled hearth and surround.

Dining Room

11' 4" x 10' 5" (3.45m x 3.17m)

Patio doors to garden. Radiator. Open plan to Lounge.

Kitchen

11' 8" x 11' 3" (3.56m x 3.43m)

Window to rear. Single drainer sink with mixer taps. Electric oven, gas hob and cooker hood above. Integrated dishwasher. Tiled floor. Range of wall and base units with storage under.

Utility Room

11' 7" x 7' 5" (3.53m x 2.26m)

Window to rear. Door to rear. Tiled floor. Oil central heating boiler (in need of replacement). Breakfast bar.

W.C

Window to side. Radiator. Vanity wash hand basin. Wooden flooring. Low level wc.

Stairs To First Floor Landing

Loft access. Wooden flooring. Radiator. Airing cupboard housing hot water tank.

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Window to front. Radiator. Wooden flooring.

Bedroom Two (Ground Floor)

9' 9" x 9' 8" (2.97m x 2.95m)

Window to front. Laminate floor.

En Suite

Window to side. Low level wc. Vanity wash hand basin with storage under. Shower cubicle.

Bedroom Three

11' 9" x 9' 8" (3.58m x 2.95m)

Window to rear. Wooden flooring. Radiator. Integral wardrobe.

Bedroom Four

12' 1" x 10' 5" (3.68m x 3.17m)

Window to rear. Radiator. Wooden flooring.

Bedroom Five

11' 6" x 7' 6" (3.51m x 2.29m)

Window to front. Radiator. Integral wardrobe.

Bathroom

Window to side. Shower cubicle. Panelled bath. Pedestal wash hand basin. Low level wc. Heated towel rail. Shaver point.

Outside

Front garden is fence with mature trees inset and drive for multi vehicle parking.

Rear garden is enclosed with patio area and laid to grass with mature trees and shrubs inset. Timber store.

Workshop (33ft 7ins x 16ft 10ins) Electric and lighting laid on. Electric roller shutter door. Door to side. Office to Rear (16ft 8ins x 6ft 5ins) Door to side. Wooden flooring.



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The Poplars March Road, Guyhirn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House
- FIVE Bedrooms
- Two Bathrooms
- 33ft x 16ft Workshop with Office to the Rear
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

guide price

£320,000



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



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Property Ref:
MCH114034 - 0002

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