



Darthill Road, March PE15 8HP

welcome to

Darthill Road, March

NO ONWARD CHAIN - Calling All Investment Buyers - Three Bedroom Detached House - In Need of Renovation

Works Throughout - Situated within close proximity to the Town Centre and Station ** Call Now to View ! **



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

Radiator. Stairs leading off.

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

Box window to front. Radiator.

Dining Room

12' 2" x 12' 1" (3.71m x 3.68m)

Window to side. Feature fireplace. Radiator. Under stairs storage. Wooden mantel.

Kitchen

8' 11" x 8' 5" (2.72m x 2.57m)

Tiled floor. Window to side. Tiled splashbacks. Range of wall and base units with single drainer sink and mixer taps. Free standing fridge/freezer. Electric oven, gas hob and cooker hood over. Door to garden.

Utility

4' 11" x 2' 7" (1.50m x 0.79m)

Tiled floor. Space for free standing appliances.

Stairs To First Floor Landing

Window to side. Airing cupboard housing boiler.

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

Window to front. Radiator.

Bedroom Two

12' 2" max x 8' 9" max (3.71m max x 2.67m max)

Window to side. Radiator.

Bedroom Three

8' 6" x 5' 7" (2.59m x 1.70m)

Window to rear. Radiator.

En Suite /W.C

Low level w.c. Wash hand basin.

Bathroom (Ground Floor)

Window to side. Pedestal wash hand basin. Low level wc. Tiled floor. Panelled bath. Part tiled. Shower cubicle with mixer taps.

Outside

Gated side access to

Rear garden. Paths. Laid to stone for low maintenance. Partly laid to grass.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Close to Town Centre / Station
- Off Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price
£135,000



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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postcode not the actual property

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Property Ref:
MCH113686 - 0003

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