



The Croft, Christchurch PE14 9PU

welcome to

The Croft, Christchurch

**** NO ONWARD CHAIN ** Calling All Investors ! Two Double Bedrooms - Mid Terrace House
Family Bathroom - Ground Floor W.C. - Double Glazing - Electric Heating ** MUST 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

Window to front. Radiator. Stairs leading off

W.C

Low level wc. Vanity wash hand basin. Vinyl flooring. Extractor fan.

Lounge

14' 10" x 16' 7" (4.52m x 5.05m)

Window to rear. Doors to rear garden. Radiator.

Kitchen

11' 7" x 6' 8" (3.53m x 2.03m)

Window to front. Range of wall and base units. Single drainer sink with mixer taps. Fitted oven and hob. Integral fridge/freezer. Radiator. Vinyl flooring. Tiled splashbacks. Plumbing for washing machine.

First Floor Landing

Airing cupboard.

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

Two windows to rear. TV point. Radiator. Fitted wardrobes.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

Two windows to front. Fitted wardrobe. TV point.

Bathroom

Low level wc. P style bath with shower over. Vinyl flooring. Part tiled walls. Heated towel rail. Pedestal wash hand basin. Extractor fan. Shaver point.

Outside

Rear garden is enclosed with gated rear access. Patio area. Laid to grass.



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The Croft, Christchurch

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Village Location
- Two Double Bedrooms
- Ground Floor W.C plus First Floor Bathroom
- Double Glazing & Electric Heating
- Enclosed Rear Garden & Off Road Parking

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

guide price

£80,000



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:
MCH113615 - 0005

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