



Lily Avenue, Wimblington PE15 0WS

welcome to

Lily Avenue, Wimblington

**** NO ONWARD CHAIN **** Modern Mid Terraced House - Three Bedrooms - En Suite to Bedroom One
Fully Fitted Kitchen - Enclosed Rear Garden - Off Road Parking - Village Location * 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

Hall

Ground Floor Cloakroom

Low level wc. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

Lounge

15' 9" x 11' 7" (4.80m x 3.53m)
French doors to garden. Two radiators. Laminate floor. TV point.

Kitchen / Dining Room

17' 10" x 8' 11" (5.44m x 2.72m)
Window to front. Double electric oven, gas hob and cooker hood above. Single drainer sink with mixer taps, 1 1/4 bowl. Gas central heating boiler (wall mounted) Tiled floor. Integrated dishwasher. Integrated washing machine. Wall units with matching work surfaces and storage under.

Stairs To First Floor Landing

Bedroom One

14' 3" x 11' 9" (4.34m x 3.58m)
Window to front. Radiator. TV point.

En Suite

Window to front. Pedestal wash hand basin. Low level wc. Shower cubicle. Extractor fan. Heated towel rail.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)
Window to rear. Radiator.

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)
Window to rear. Radiator.

Bathroom

Panelled bath. Pedestal wash hand basin. Low level wc. Shaver point with light. Heated towel rail. Extractor fan.

Outside

Front garden is open plan with off road parking for two vehicles.

Rear garden is enclosed with patio area and laid to grass. Timber store. Gated access to side.



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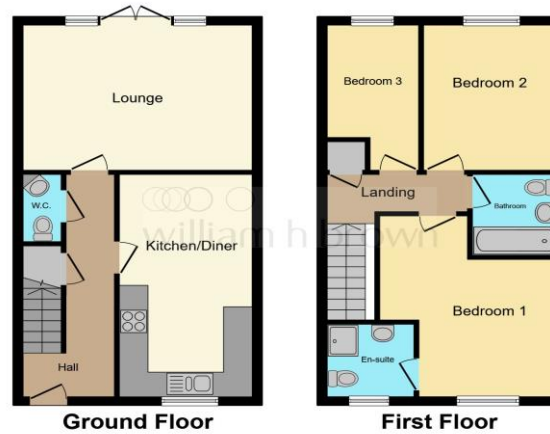
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terraced House
- Three Bedrooms
- NO ONWARD CHAIN
- Off Street Parking

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

guide price

£200,000



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:
MCH114417 - 0003

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