



Chapelfield Road, Guyhirn PE13 4EE

welcome to

Chapelfield Road, Guyhirn

Well Presented Three Bedroom Semi Detached Bungalow - Village Location - Recently Refurbished - Newly fitted Kitchen & Bathroom with Underfloor Heating and Integrated Appliances - Bathroom & Two Separate W.C's - Garage & Ample Parking - 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 Porch

4' 5" x 3' 2" (1.35m x 0.97m)
Door to front.

Lounge

14' 5" x 13' 4" (4.39m x 4.06m)
Window to front. Window to side. Radiator. Electric wall mounted heater. Air conditioning unit.

Hall

Airing cupboard housing water tank and electronic stop cock. Loft access (which is fully boarded).

Kitchen / Breakfast Room

11' 4" x 6' 7" (3.45m x 2.01m)
Window to rear. Door to rear Lobby. Tiled floor. Wall cupboards and base units with granite worktops and upstands. Breakfast bar area. Integrated washing machine, dishwasher, microwave and wine cooler. NEFF hide and slide oven, induction hob and extractor hood. Sink with mixer taps and water heater under. Underfloor heating.

Lobby

5' 9" x 5' 7" (1.75m x 1.70m)
Tiled floor. Sliding door to side garden.

W.C

Tiled floor. Low level wc and wash hand basin vanity unit. Underfloor heating.

Workroom / Bedroom Three

8' 6" x 6' 4" (2.59m x 1.93m)
Window to side. Tiled floor. Underfloor heating.

Reception Room

15' 5" x 8' 3" (4.70m x 2.51m)
Bi fold door to garden. Window to side. Tiled floor.

W.C

Low level wc, wash hand basin vanity unit. Tiled floor.

Sauna Room

4' 5" x 3' 9" (1.35m x 1.14m)

Bathroom

Window to rear. Vanity wash hand basin. Extractor fan. Low level w.c. Panelled bath. Shower cubicle with rainfall head. Spotlights. Tiled walls. Vinyl flooring. Underfloor heating.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)
Two windows to front. Fitted wardrobes. Air conditioning unit.

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)
Window to rear. Fitted wardrobes. Radiator. Air conditioning unit.

Outside

Rear garden is enclosed with outside tap. Gated side access.

Garage

19' 6" x 9' 7" (5.94m x 2.92m)
Electric roller shutter door. Personal door to side. Insulated with power and lighting.



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Chapelfield Road, Guyhirn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Bungalow
- Fitted Kitchen with Integrated Appliances
- NO ONWARD CHAIN
- Garage & Ample Off Road Parking
- Recently Renovated Throughout

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH114406 - 0003

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