



Knights End Road, MARCH PE15 9QA

welcome to

Knights End Road, MARCH

**** NO ONWARD CHAIN ** CASH BUYERS ONLY - Detached Bungalow - Two Bedrooms**
Gas Fired Central Heating - Sought After 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 Porch

to

Living Room

19' 8" x 10' 3" (5.99m x 3.12m)

Window to front. Radiator.

W.C

Low level wc. Window to rear. Radiator.

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Window to side. Door to conservatory. Single drainer sink. Range of wall and base units. Radiator.

Conservatory

13' 10" x 9' 7" (4.22m x 2.92m)

Plumbing for washing machine. Door to side.

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Window to front. Radiator.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Window to rear. Radiator. Range of fitted wardrobes.

Bathroom

Window to rear. Vanity wash hand basin. Panelled bath. Radiator. Storage cupboard.

Outside

Front garden is hedged with off road parking. Gated access to rear.

Rear garden is enclosed. Patio area and laid to grass with mature trees and shrubs bordering.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Detached Bungalow
- Gas Fired Central Heating
- Non Standard Construction
- Cash Buyers Only
- NO ONWARD CHAIN

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

guide price

£110,000



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:
MCH114484 - 0003

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