



South Road, Lakenheath IP27 9AT

welcome to

South Road, Lakenheath

A three bedroom semi-detached house requiring updating and improvement works throughout offering versatile accommodation on the ground floor and offered to the market with no onward chain.

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 Hall

With stairs to first floor with storage cupboard beneath and door to:

Living Room

22' 7" max x 13' 4" max (6.88m max x 4.06m max)

With two radiators, two fireplaces, sliding patio doors to front, large opening to dining room and door to:

Kitchen

16' 2" max x 5' 2" max (4.93m max x 1.57m max)

With a range of base units and drawers with matching wall units, inset single sink bowl with double drainer unit, radiator, window to side and door to:

Side Hall

With radiator, door to side and step up to:

Utility Room

13' 5" x 10' 6" (4.09m x 3.20m)

With plumbing for washing machine, power points, door to office and door to:

Cloakroom/W.C

Fitted with low level w.c, wash hand basin and window to front.





Office

16' 5" x 12' 6" (5.00m x 3.81m)

With shower enclosure, wash hand basin, skylight, window to lean to and door to:

Rear Hall

With radiator, sliding patio doors to dining room and door to:

Lean To

11' 9" x 9' 6" (3.58m x 2.90m)

Dining Room

14' 9" x 10' (4.50m x 3.05m)

With radiator. door to side hall.

First Floor Landing

With storage cupboard, window to front and openings to:

Bedroom 1

12' 5" x 10' 9" (3.78m x 3.28m)

With radiator and window to rear.

Bedroom 2

12' 5" x 9' 8" (3.78m x 2.95m)

With radiator, fireplace and window to front.

Bedroom 3

7' 7" x 7' 7" (2.31m x 2.31m)

With radiator and window to rear.

Bathroom

Fitted with a suite comprising panel enclosed bath, wash hand basin, low level w.c, radiator and window to side.

Outside

The front of the property has gates opening to a driveway. There are a selection of established shrubs, plants and trees with a paved area adjacent to the front door. The rear garden has a range of outbuildings,

Agents Notes:

1. Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.
2. The heating to the property is served by oil. Please contact the branch for further details.
3. A right of way exists, please contact the branch for further details.



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South Road, Lakenheath

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Updating and Improvement Required Throughout
- Three Bedrooms

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

guide price

£160,000



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:
MDH108215 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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