



**Nightingale Avenue, Bassingbourn, SG8 5JE**

**welcome to**

**Nightingale Avenue, Bassingbourn**

An opportunity to purchase a deceptively spacious 2 double bedroom detached bungalow situated in a small close towards to the edge of this sought-after location. With a detached garage and generous off-road parking, viewing is highly 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Door To Entrance Hall

Door to entrance porch, double glazed door to entrance hall.

## Entrance Hall/Dining Hall

11' 2" x 6' 2" ( 3.40m x 1.88m )

Built in cupboard, radiator, hatch to loft.

## Lounge

15' 7" x 13' 7" ( 4.75m x 4.14m )

Feature wood burner stove, two radiators, double glazed windows to front, sliding double glazed doors to conservatory.

## Kitchen

11' 2" max x 7' 1" max ( 3.40m max x 2.16m max )

Suite comprising stainless steel sink unit with mixer taps, built in oven and hob, space and plumbing for automatic washing machine, wall mounted boiler, twin double glazed window to side.

## Conservatory

11' 7" x 6' 10" ( 3.53m x 2.08m )

Lean-to conservatory with sliding double glazed doors to rear.

## Bedroom 1

10' 6" max x 10' ( 3.20m max x 3.05m )

Fitted wardrobes, radiator, double glazed window to rear.

## Bedroom 2

12' 4" max x 9' 5" ( 3.76m max x 2.87m )

Fitted wardrobes, radiator, double glazed window to rear.

## Bathroom

Suite comprising shower cubicle, low flush w/c, wash hand basin, towel radiator, double glazed window to side.

## Gardens

Gardens extend to all sides of the property and are predominantly laid to lawn with fence surround.

## Garage

There is a detached timber garage together with further off-road parking.



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## Nightingale Avenue, Bassingbourn Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious detached bungalow in small cul-de-sac location.
- 2 Double bedrooms.

Tenure: Freehold EPC Rating: E

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RYN109541 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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