



**The Beeches, High Street, Barkway, SG8 8EG**

**welcome to**

**The Beeches, High Street, Barkway**

An opportunity to purchase an extremely well-presented and deceptively spacious three bedroom semi-detached family home situated in this sought-after village location. Viewing 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 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.

### Front Door

Front door to entrance hall.

### Entrance Hall

Stairs off to first floor, double glazed window to side, door to cloakroom.

### Cloakroom

Suite comprising low-flush WC, wash hand basin set into vanity unit, radiator, double glazed window to front.

### Lounge

18' x 13' 4" ( 5.49m x 4.06m )

Feature fireplace, under-stairs cupboard, double glazed window to front, double glazed doors opening onto rear garden.

### Dining Room

12' x 11' 9" ( 3.66m x 3.58m )

Radiator, double glazed window to rear.

### Kitchen/Breakfast Room

17' 10" x 8' 5" ( 5.44m x 2.57m )

Superb fitted kitchen comprising built in oven and hob with extractor over, sink with mixer taps and work surface surrounds, excellent range of base and wall units, built-in dishwasher, 3/4 height fridge and separate freezer, gas-fired boiler supplying central heating and domestic hot water, double glazed window to rear, double glazed door to side, breakfast bar, radiator, space and plumbing for automatic washing machine and tumble dryer, karden flooring, ceiling coving.

### First Floor Landing

Skylight window, hatch to loft, ceiling coving.

### Bedroom One

12' x 10' Plus depth of wardrobes ( 3.66m x 3.05m Plus depth of wardrobes )

Excellent range of built-in wardrobes, radiator, double glazed window to front.

### Ensuite

Large suite comprising low-flush WC, wash hand basin set into vanity unit, corner shower, radiator, heated towel rail, double glazed window to front.

### Bedroom Two

12' x 11' 9" ( 3.66m x 3.58m )

Built-in double wardrobe, radiator, double glazed window to front.

### Bedroom Three

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

Radiator, double glazed window to rear.

### Bathroom

Three piece suite comprising bath with shower attachment over, low-flush WC, wash hand basin, radiator, wall tiling, double glazed window to side.

### Outside Garage

Single garage with up and over door with electric power connected, further off-road parking to front for two cars.

### Rear Garden

Secluded enclosed rear garden with paved patio leading to lawned area with fence surrounds, various shrubs and trees to borders, gate for side access.



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## The Beeches, High Street, Barkway

Sale by Modern Auction (T&Cs apply)

- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious and well-presented semi-detached family home.
- Three good-sized bedrooms and separate reception rooms.

Tenure: Freehold EPC Rating: D

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109806 - 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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