



**High Street, Barkway, SG8 8ED**



**welcome to**

## **High Street, Barkway**

An opportunity to purchase a 2 bedroom detached cottage in need of some updating in this highly attractive and sought-after South Cambridgeshire village. Offered with no upward chain, 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 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.

### Door To Entrance Hall

Window to side.

### Lounge Area

13' 9" x 11' 10" ( 4.19m x 3.61m )

Spacious lounge with brick feature fireplace with hearth and surround, exposed timber, stairs to first floor.

### Dining Area

14' 2" max x 10' ( 4.32m max x 3.05m )

Separate from lounge by exposed timber. Radiator. Doors to conservatory.

## Conservatory

10' 7" x 8' 10" ( 3.23m x 2.69m )

Windows and double french door to rear. Block paved flooring.

## Kitchen

12' 11" max x 10' max ( 3.94m max x 3.05m max )

Good sized kitchen comprising range of base and wall units, integrated oven, hob and extractor fan, exposed beams, paved flooring, windows to front, space for kitchen appliances, radiator, tiled splashback, built in cupboard.

## First Floor Landing

Window.

## Bedroom One

10' x 7' 11" ( 3.05m x 2.41m )

Radiator. Window to rear.

## Bedroom Two

10' x 7' 8" ( 3.05m x 2.34m )

Radiator. Window to front.

## Bathroom

Suite comprising concealed cistern WC, wash hand basin set into vanity unit with cupboards below, wall tiling, radiator, hatch to loft, enclosed bath with mixer tap shower attachment over, window to side.

## Outside

### Rear Garden

There is a particularly good sized cottage style rear garden predominantly laid to lawn with flower beds to borders and block paved path. Gate for side access.



**view this property online** [williamhbrown.co.uk/Property/RYN110140](http://williamhbrown.co.uk/Property/RYN110140)



welcome to

## High Street, Barkway

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious detached cottage in need of some updating in this highly sought-after village location.
- No upward chain.

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

**£340,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN110140](https://williamhbrown.co.uk/Property/RYN110140)



Property Ref:  
RYN110140 - 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.

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.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**