



Cambridge Road, Barley, SG8 8HN

welcome to

Cambridge Road, Barley

Situated on the outskirts of this extremely attractive and sought-after North Hertfordshire village, an opportunity to purchase a 3 bedroom detached bungalow in need of modernisation and updating, that offers lots of potential for a redevelopment.



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 Porch

Windows and doors. Door to entrance hall.

Entrance Hall

Radiator. Hatch to loft. Door to:

Bedroom One

Built in wardrobes and drawers. Bay window to front.

Bedroom Two

Radiator. Window to front. Door to office.

Office/Bedroom Three

Fitted units and shelving. Radiator. Window to front.

Door to kitchen/breakfast room.

Kitchen/Breakfast Room

1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in oven and hob, range of base and wall units, space for dishwasher, space and plumbing for automatic washing machine, breakfast bar, built in cupboards, part tiled walls, arch to sitting room.

Living Room

Feature fireplace with hearth surround and mantle over. Sliding double doors to rear garden. Arch to sitting room.

Sitting Room

Radiator. Double glazed window to rear. Door to conservatory.

Conservatory

Windows and doors to rear.

Bathroom

Suite comprising large walk in shower cubicle, low flush WC, wash hand basin, wall tiling, radiator, double glazed window to side.

Outside Gardens

The property sits on a large plots approaching approximately a 1/3 of an acre.

Garage And Parking

There is a double garage to the side of the property and a large driveway providing generous off-road parking to the front.



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Cambridge Road, Barley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious detached bungalow sitting on a plot of approximately a 1/3 of an acre.
- 3 double bedrooms and 3 reception rooms.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110323 - 0006

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