



Riverview, Melton WOODBRIDGE IP12 1QU

welcome to

Riverview, Melton WOODBRIDGE

Centrally located for Melton's range of facilities is this two bedroom semi-detached bungalow, offered for sale with no onward chain, the property benefits from carport and driveway parking.



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.

Outside Front Garden

The property front garden is mainly laid to lawn, with pathway to the front door. A driveway, to the side, gives access to the carport.

Entrance Hall

Glazed front door, radiator, loft hatch. Doors to...

Bathroom

Obscure glazed window to the front, low level WC, pedestal wash hand basin, radiator, bath.

Bedroom Two

7' x 8' 2" (2.13m x 2.49m)

Window to the front with radiator under.

Master Bedroom

13' 2" Max. x 8' 11" Max. (4.01m Max. x 2.72m Max.)

Window to the rear with radiator under, fitted wardrobe.

Lounge

14' 2" Max. x 13' 10" Max. (4.32m Max. x 4.22m Max.)

Windows and door to the rear, access to the entrance hall and kitchen, storage cupboards, 2 radiators.

Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)

Window to the front, drainer sink with mixer tap, side door to the carport, radiator, range of wall and base mounted units, space for appliances, worktops and tiled splashback, wall mounted boiler.

Rear Garden

Mainly laid to lawn, with path to rear and side.

Storage shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached Bungalow
- Centrally Located for Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108877 - 0002

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