



Deerfield Road, March PE15 9AH

welcome to

Deerfield Road, March

**** NO ONWARD CHAIN **** Generously Sized Semi Detached House - Three DOUBLE Bedrooms - 24ft Lounge/ Dining Room - Ground Floor Utility and W.C/ Shower Room - Detached Garage & Off Road Parking - Close Proximity to Town Centre **** Viewing 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.

Entrance Door

to

Hall

LVT flooring. Stairs leading off. Radiator.

Lounge / Dining Room

24' 5" x 12' 1" max (7.44m x 3.68m max)
(10ft min) Bay window to front. Two radiators. Virgin point. TV and telephone points. Windows to rear and side. Feature fireplace with wooden mantel and granite surround and hearth.

Kitchen

14' 9" x 11' 3" (4.50m x 3.43m)
Two windows and door to side. Radiator. LVT flooring. Range of wall and base units with single drainer sink and mixer taps with tiled splashbacks. Free standing oven and hob. Floor standing boiler and flue.

Utility Room

11' 3" x 8' 11" (3.43m x 2.72m)
Windows to side and rear. Heated towel rail. LVT flooring. Base cupboards and single drainer sink with mixer taps. Shower cubicle with rainfall head. Tiled splashbacks and space for under counter appliances.

W.C

Low level wc. Window to rear. Tiled flooring.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)
Window to front. Radiator. Laminate flooring.

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)
Window to side. Window to rear. Radiator. Laminate flooring.

Bedroom Three

11' 4" x 9' 5" (3.45m x 2.87m)
Window to side. Radiator. Airing cupboard housing hot water tank.

Bathroom

Window to side. Low level wc. Pedestal wash hand basin. Radiator. Tiled floor. Tiled walls. Panelled bath with mixer taps and shower over. Loft access.

Outside

Front garden has side access and gated rear access to Ashbeach Road.

Rear garden has slabbed paths, stone borders, outside tap and are mainly laid to grass with shrubs bordering.

Timber shed (15ft 8in x 9ft 1in) Door to side. Power and lighting,

Garage

17' 5" x 9' (5.31m x 2.74m)
Via Ashbeach Road. Up and over door.



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welcome to

Deerfield Road, March

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached House
- First Floor Bathroom
- Ground Floor Utility and W.C/Shower Room
- Detached Garage & Off Road Parking
- Close Proximity to Town Centre
- NO ONWARD CHAIN
- UPVC Double Glazing & Gas Central Heating

Tenure: Freehold EPC Rating: E Council Tax Band: B

Guide Price

£180,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH114023 - 0006

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