



Station Road, March PE15 8NN

welcome to

Station Road, March

**** NO ONWARD CHAIN **** Calling All Property Investors / Cash Buyers ** Semi Detached Victorian House - Three Bedrooms

Lounge plus Dining Room - Ground Floor Bathroom - First Floor W.C - Enclosed Rear Garden - Convenient to Town Centre and Station



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

Porch

Tiled floor. Door to

Hall

Laminate floor. Radiator. Stairs leading off.

Lounge

12' 1" x 14' 5" (3.68m x 4.39m)

Window to front. Radiator. Feature fireplace with marble hearth and mantel.

Dining Room

12' 7" x 14' 5" (3.84m x 4.39m)

Window to rear. Under stairs storage cupboard. Radiator. Fireplace (boarded).

Kitchen

10' 6" x 16' 9" (3.20m x 5.11m)

Window to side. Wall mounted boiler. Door to rear. Tiled floor. Tiled splashbacks. Range of base cupboards and wall units. Single drainer sink with mixer taps. Chest high oven. Space for appliances. Plumbing for washing machine.

Stairs To First Floor Landing

Bedroom One

14' 6" x 16' 6" (4.42m x 5.03m)

Window to front. Radiator. Fitted wardrobe.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)

Window to rear. Radiator.

Bedroom Three

14' 5" x 4' 9" (4.39m x 1.45m)

Window to rear. Fitted wardrobes. Radiator. Loft access.

Bathroom (Ground Floor)

Window to side. Low level wc. Pedestal wash hand basin. Panelled bath with mixer taps. Radiator. Tiled floor. Part tiled walls.

W.C (First Floor)

Vinyl flooring. Low level wc. Pedestal wash hand basin. Extractor fan. Tiled splashbacks. Window to rear. Radiator.

Outside

Rear garden is enclosed with gated side access. Raised patio areas and mostly hard standing.

Note:

Potential for 2 flat conversion or 5 bedroom HMO with planning permission, Great serviced accommodation potential



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached House
- Convenient to Town Centre and Station
- NO ONWARD CHAIN
- Lounge plus Dining Room
- Ground Floor Bathroom plus First Floor W.C.

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

guide price
£195,000



Total floor area: 121.9 m² (1,312 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientation are approximate. The details are given as a guide only. They do not form part of any agreement. The liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by some property data.

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH114523 - 0002

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