

Connells

Main Street
Hardwick

# Main Street,
# Hardwick, CB23 7QU

For Sale Guide Price
**£250,000**







**Three-bedroom semi-detached home offering excellent potential for improvement and modernisation. Featuring a spacious living room, kitchen, ground floor shower room and generous bedrooms. An ideal investment or first-time purchase with scope to add value and create a superb home.**

## 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 Hall

Door to front, stairs to landing, radiator.

## Kitchen

Window to rear , fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven point, plumbing for washing machine, space for under counter fridge and freezer, central heating boiler, radiator.

## Lounge
Window to front, under stairs cupboard, radiator.

## Wetroom
Window to side, shower head, wash hand basin, WC, extractor fan, electric heater, fully tiled, radiator.

## Landing
Window to side, stairs to hall way, loft access.

## Bedroom One
Two windows to front, cupboard, radiator.

## Bedroom Two
Window to rear , radiator.

## Bedroom Three
Window to rear, radiator.

## Rear Garden
Fence enclosed, patio area, shed, gravelled, outside light and tap, gate to front and side.

## Parking
One parking space to rear.

## Agents Notes
‘The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.’

Please note that the Buyers AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







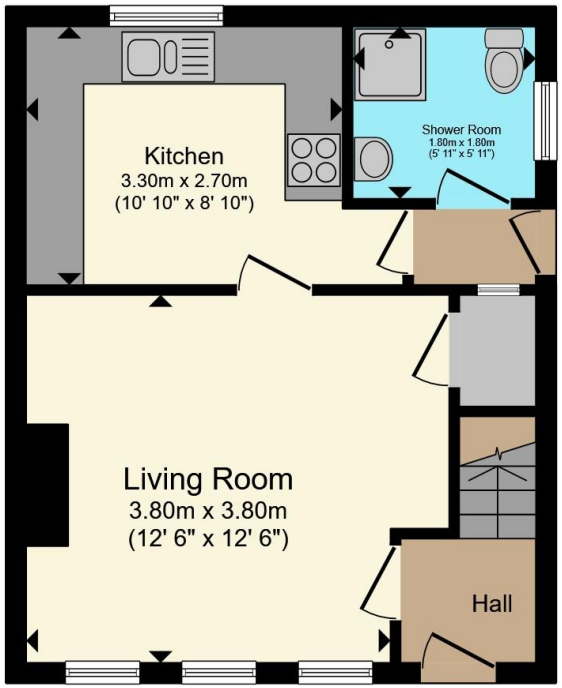




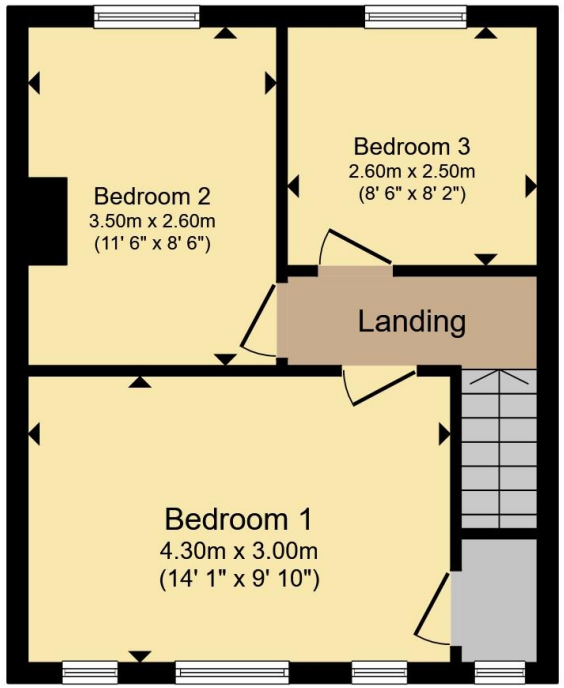









**Ground Floor**




**First Floor**

Total floor area 70.6 m² (760 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/CBN306918**

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.