

# 28 Cambridge Way - By Auction £180,000

Haverhill CB9 9HL



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# By Auction £180,000

## The Property

Nestled in the charming area of Cambridge Way, Haverhill, this three-bedroom terrace house presents an excellent opportunity for first-time buyers and investors alike. The property boasts a spacious living room, alongside a generous kitchen diner that invites family gatherings.

The accommodation features two well-proportioned double bedrooms, providing ample space for comfort, as well as a smaller single bedroom that can serve as a guest room or a study. The modern bathroom is equipped with a two-piece suite and a separate shower. Additionally, a downstairs cloakroom adds to the practicality of the home. Outside, the property benefits from both front and rear gardens.

This property is not only a blank canvas for creative minds but also a sound investment in a desirable location. With its spacious layout and garden space, it is a wonderful opportunity to create a comfortable living environment in Haverhill.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Features

- Three Bedroom Terrace House
- Large Lounge with Full Length Window
- Generous Kitchen/Diner
- Downstairs Cloakroom
- Two Piece White Suite with Separate Shower Cubicle
- Plenty of Storage
- Front and Rear Garden
- Property Requires Modernising
- Available now



## Entrance hall

Generous entrance hall with oak effect laminate flooring leading to

## Lounge

13'9" x 12'2"

Generous lounge with gas fire and mantle. Carpeted and large aspect to front

## Kitchen

12'1" x 8'7"

Large kitchen with room for small dining table. Range of wall and base units in shaker style, occasional glazed cupboard. Option for white goods to be included. Back door access to garden.





## Cloak room

6'1" x 6'0"

Wall mounted basin and WC. Aspect to garden

## Main bedroom

11'11" x 10'11"

Large main bedroom with walk in wardrobe and aspect to rear garden

## Bedroom 2

10'11" x 10'7"

Generous second bedroom with large walk in wardrobe and airing cupboard. Aspect to front

## Bedroom 3

7'7" x 6'10"

Third smaller single room/dressing area. Aspect to front

## Family bathroom

6'4" x 6'1"

Two piece white suite with separate shower cubicle. Frosted aspect to rear garden



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

