



Thornton Road, March
Guide Price £115,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Fantastic First Time Buyer or Investment Opportunity

Ground Floor

Entrance Hall -

Porch area follows through into entrance hall. Hard flooring. Access into lounge and dining room.

Lounge -

Window to front, fitted carpet, feature fireplace.

Dining Room -

Window to rear, fitted carpet, feature fireplace, built in cupboard, understairs storage and stairs to first floor. Access into kitchen.

Kitchen -

Window to side, hard flooring. A range of base and wall units with stainless steel sink, washing machine, new oven and space for fridge/freezer, and tumble dryer. Access into rear lobby and



bathroom.

Bathroom -

Window to rear, hard flooring. Three-piece suite, comprising of panelled bath with electric shower, pedestal sink and low-rise WC.

Rear lobby -

UPVC double glazed constructed, door leading into garden

First Floor

Bedroom One -

Window to rear, fitted carpet, feature fireplace. Airing cupboard housing central heating boiler.

Bedroom Two -

Window to front, fitted carpet. Feature fireplace.

Bedroom Three -

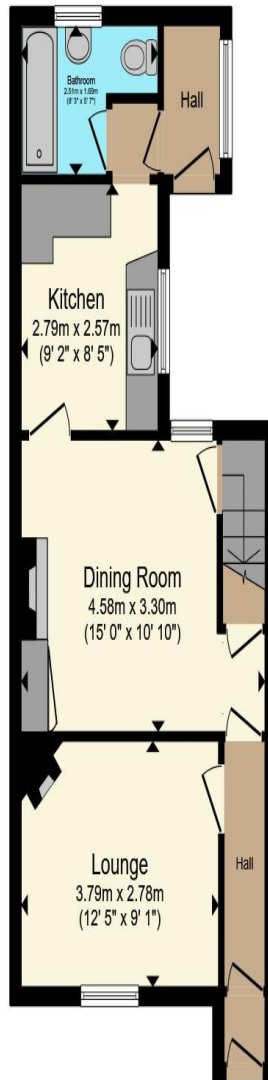
Window to front, fitted carpet.

Outside -

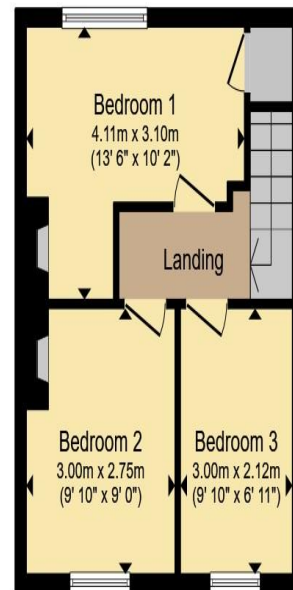
The front of the property offers off road parking via the gravel driveway. Access into the rear garden via a shared access through neighbouring properties.

The rear garden is split into two sections, there is a shared access courtyard and the further, private section of the garden which is a generous size and mostly laid to lawn with a patio area.





Ground Floor



First Floor

Total floor area 73.8 m² (795 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

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Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service

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01354 661166

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