



**Connells**

Covent Garden  
Willingham



**One-bedroom coach house with private entrance, featuring a bright lounge/diner, separate kitchen, spacious bedroom with built-in wardrobe and a family bathroom. Includes a garage and allocated parking for one car. Ideal first-time buy or investment.**

### **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 lounge/diner.

## Kitchen

Window to rear, fitted kitchen with a range of wall and base units, work surface, stainless steel sink with one and a half bowl and drainer, electric double oven, gas hob, stainless steel cooker hood, plumbing for washing machine, integrated fridge/freezer.

## Lounge/Diner

Window to front, stairs to entrance hall, television point, airing cupboard housing hot water tank, two radiators.

## Bedroom One

Windows to front and rear, double built in wardrobe, telephone point, restricted head height, two radiators.

## Bathroom

Velux window to rear, bath with mix tap and hand held shower, shower over, glass screen, part tiled, wash hand basin, WC, shaver point, extractor fan, spot lights, chrome heated towel rail.

## Garage And Parking

Single garage with up and over door, light and power, storage cupboard, one allocated parking spaces.

## Gravelled Area

Small L shape gravel area to the rear of the property.

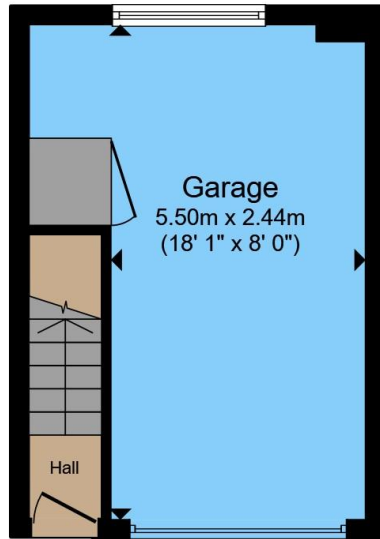
## Agents Notes

Please ask regarding charges.

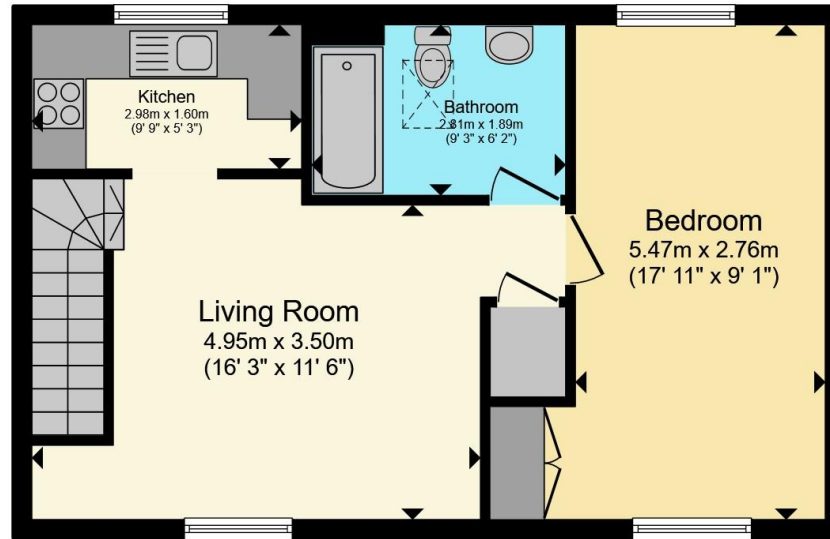








**Ground Floor**



**First Floor**

Total floor area 68.1 m<sup>2</sup> (733 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306681](http://connells.co.uk/Property/CBN306681)**



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.

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