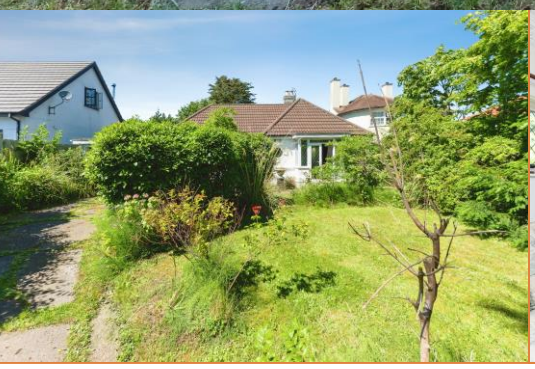
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Station Road

New Waltham
DN36 4QJ

Offers in the Region Of £295,000

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Property Introduction
Offered for sale with no forward chain and via the Modern Method of Auction, this detached bungalow occupies a generous plot on the highly regarded Station Road in New Waltham and presents an excellent opportunity for buyers seeking a project with potential. Although requiring a programme of modernisation throughout, the property offers spacious and versatile accommodation comprising a lounge, dining room, sitting room, kitchen, three double bedrooms, family bathroom and separate WC. To the front, there is ample off-road parking, a garage and established gardens. The standout feature is the substantial rear garden, providing an impressive outdoor space with a large outbuilding that requires refurbishment but offers exciting possibilities, subject to the necessary consents and investigations. With its desirable location, generous plot and flexible layout, this property presents a rare opportunity for improvement, extension or redevelopment potential, subject to all relevant planning permissions and statutory approvals. 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 is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Entrance Hall
Entering the property into the porch leads into the hall with a radiator.

Lounge
17' 8" x 13' 4" (5.38m x 4.06m)
The lounge has French doors to the front elevation with a window either side and two radiators.

Dining Room
15' 5" x 16' 9" (4.70m x 5.11m)
The dining room has a window to the side elevation and a radiator.

Kitchen
7' 9" x 11' 11" (2.36m x 3.62m)
The kitchen has three windows to the rear elevation, a tiled floor and a range of fitted units with a sink and drainer and plumbing both a dish washer and washing machine.

Sitting room
With sliding patio doors to the rear elevation, a door to the side and a radiator.

Bedroom One
13' 3" x 20' 0" (4.04m x 6.10m)
Bedroom one has two windows to the front elevation, a radiator and built in storage.

Bedroom Two
9' 11" x 13' 11" (3.01m x 4.23m)
Bedroom two has a window to the side elevation and a radiator.

Bedroom Three
14' 1" x 9' 0" (4.30m x 2.74m)
Bedroom three has dual aspect windows to the side and rear elevation and a radiator.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

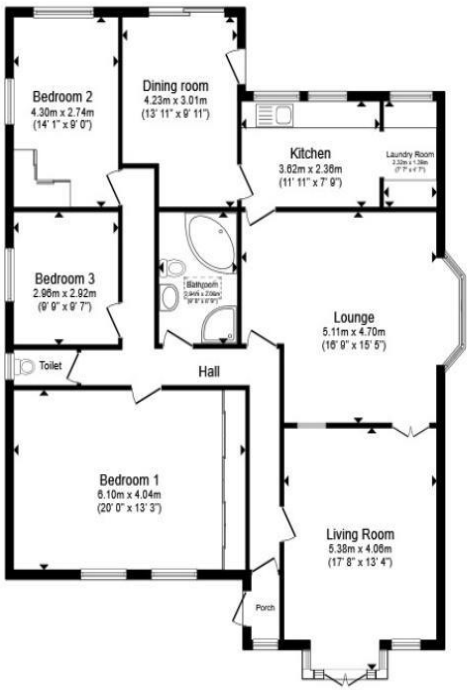
Council Tax Information
Band D: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Floor Plan

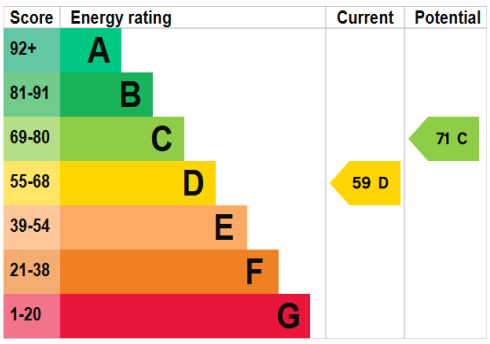


Outbuilding

Total floor area 191.6 m² (2,063 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.focalagent.com

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