



Cameron Road, Cambridge
Guide Price **£320,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Spacious Reception Rooms

The ground floor opens into a central hallway, which provides access to the main living area and convenient wc. There is also ample storage available, including useful under-stair storage.

To the front of the property is a generous dining area, ideal for family meals and hosting. The dining space connects directly to the kitchen, which features a built-in oven and provides room to add white goods. The kitchen offers good worktop space and storage options further enhancing the properties practicality.

To the rear, is the well-appointed living room, filled with natural light and offering a versatile space suitable for both everyday living and entertaining. The room comfortably accommodate a range of furniture layouts, creating a welcoming and practical setting.



Upstairs, the property provides three bedrooms. Bedroom one and Bedroom three both benefit from built-in storage. All bedrooms can accommodate a double bed, with bedroom three also offering flexibility to be used as a versatile study or home office if desired. The upstairs is served by a family bathroom, fitted with a bath, toilet, and basin.

Externally the property benefits from a well sized rear garden with access from both the dining room and garden gate. Cameron road also provides resident parking, whilst on- street parking is also available.

Although the property would benefit from some modernisation, it presents an excellent opportunity for first- time buyers, home movers, and investors alike.

Measurements

Kitchen - 3.65m x 2.60m / 12'0 x 8'6

Dining area - 4.00m x 2.75m / 13'1 x 9'0

Living room - 4.25m x 2.60m / 13'11 x 8'6

Bedroom one - 4.25m x 2.60m / 13'11 x 8'6

Bedroom two - 4.25m x 2.60m / 13'11 x 8'6

Bedroom three - 3.00m x 2.60m / 9'10 x 8'6

Bathroom - 2.60m x 1.91m / 8'6 x 6'2

Agents Notes: Please be aware that a rent of £1800 - £2000/m is achievable, especially due to the location.

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. This fee is paid in addition to purchase price and will be considered 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 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.

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01223 426139

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