





Nene Parade, March PE15 8TD

william h brown

welcome to

Nene Parade, March

** NO ONWARD CHAIN ** Riverside Location - Mid Terraced House - Three Bedrooms - Living Room plus Separate Dining Room - Garage & Off Road Parking - Riverside Walk to Town Centre - Viewing Recommended













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 Porch
Door to

Living Room
Window to front. Feature fireplace with tiled hearth and wooden mantel. TV point.

Dining Room
Window to rear. Radiator. Feature fireplace with beam effect. Storage cupboard. Beamed ceiling.

Kitchen
Window to side. Single drainer sink with mixer taps. Electric oven, ceramic hob and cooker hood above. Plumbing for washing machine.

Conservatory
Windows to side. Door to rear.

Stairs To First Floor Landing
Loft access (new boiler installed - in loft).

Bedroom One
Window to front. Radiator.

Bedroom Two
Window to rear. Radiator. Fitted wardrobes. Vanity wash hand basin.

Bedroom Three
Window to front. Radiator.

Bathroom
Window to rear. Radiator. Shower cubicle. Low level w.c. Pedestal wash hand basin.

Outside
Front gardens are walled. Access to the river gardens via riparian rights (in conjunction with Middle Level Commissioners.

Courtyard style garden. Brick built store (10ft 1in x 8ft 3ins) Electric and lighting laid on.

Garage - Electric and lighting laid on. Side garden.

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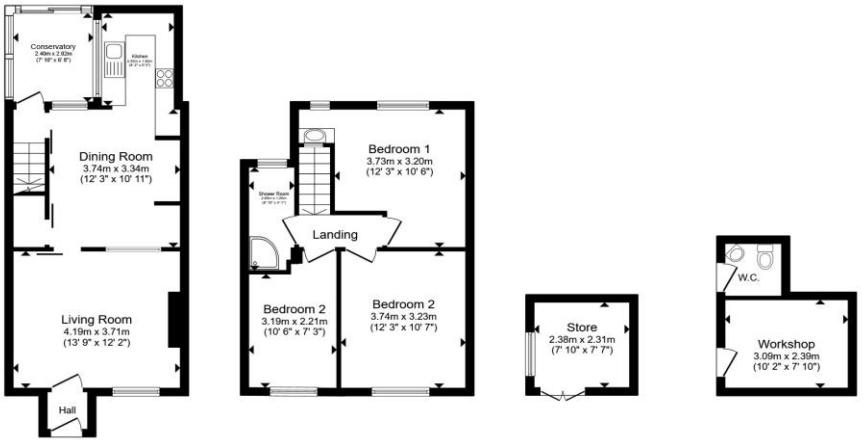
Nene Parade, March

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terraced House
- Access to River Gardens
- Garage & Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: D
Council Tax Band: B

guide price

£180,000



Total floor area 97.4 m² (1,048 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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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH115021

The Property Ombudsman

Property Ref:
MCH115021 - 0004

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