Orchard Close, Manea PE15 0JW

william h brown

welcome to

Orchard Close, Manea

** NO ONWARD CHAIN ** Generously Sized Three Bedroom Detached Bungalow - Situated in the Village of Manea

18ft Kitchen / Breakfast Room - Wet Room - Wrap Around Garden - Garage & Ample Off Road Parking - Ramped Access

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 Door

to

Hall

Loft access. Storage heater. Vinyl flooring. Airing cupboard housing newly fitted water tank.

Living Room

Patio doors to garden. Vinyl flooring. Two storage heaters.

Kitchen / Breakfast Room

Window to rear. Window to side. Door to side. Vinyl flooring. Range of wall cupboards and base units. Chest high oven/grill, electric hob and cooker hood. Space for washing machine. Integrated fridge/freezer. Pantry cupboard. Single drainer sink with mixer taps. Storage heater.

Bedroom One

Window to side. Storage heater.

Bedroom Two

Window to side. Storage heater. Vinyl flooring.

Bedroom Three

Window to front. Storage heater.

Shower Room / Wet Room

Window to side. Tiled walls. Vinyl flooring. Walk in shower. Low level wc. Wash hand basin. Extractor fan.

Outside

Front garden has ramped access with stoned side areas and paths. Laid grass.

Rear garden is laid to grass. Patio seating areas. Paths. Timber shed. Wraps around to stoned side access with drive leading to garage.

Garage has up and over door. Power and lighting. Window to rear. (18ft 7ins x 9ft 6ins

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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

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

guide price

£180,000

Floor Plan **Garage**

Total floor area 101.6 m² (1,093 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/MCH115024

The Property Ombudsman

Property Ref:
MCH115024 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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