





Station Road,Warboys Huntingdon PE28 2TD

william h brown

welcome to

Station Road, Warboys Huntingdon

** NO ONWARD CHAIN ** Four bedroom detached bungalow situated in the heart of the popular village of warboys - Generously Sized Plot - Lounge, kitchen with separate utility room, conservatory and family bathroom. Close Proximity to Local Amenities - 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 Door

Hall

Two storage cupboards. Laminate flooring and loft access (which is partly boarded with lighting) Radiator.

Lounge

Window to front and rear. Two radiators. Brick built chimney breast, tv and telephone point.

Kitchen

Window to rear. Range of base and wall units. Single drainer sink with mixer taps. chest high oven and sealed hob. Tiled splash backs and flooring. Extractor hood. Integral dishwasher. Under counter fridge. Radiator

Utility Room

Window to side. Door to side. Tiled flooring and flashbacks. Wall mounted boiler. Radiator. Additional base and wall units with single drainer sink with mixer taps. Cupboard housing water tank.

Conservatory

Laminate flooring. Radiator. PVC/ Glazed construction with a glass roof

Bedroom One

Window to the front. Radiator. Fitted storage up and over the bed

Bedroom Two

Window to front. Two windows to side. Water supply if required. Storage cupboard. Radiator

Bedroom Three

Window to rear. Radiator.

Bedroom Four

Window to side. Radiator.

Bathroom

Low level W.C. Shower cubicle. Heated towel rail. Vinyl flooring. Part tiled. Two windows to side. Vanity wash hand basin with mixer taps. Panel bath with mixer taps.

Outside

Front gardens feature gated access to front drive way.

Rear gardens are enclosed and benefit from block paved access, outside tap, side storage area, timber shed and are mainly stone and laid to grass.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Generous Plot Size

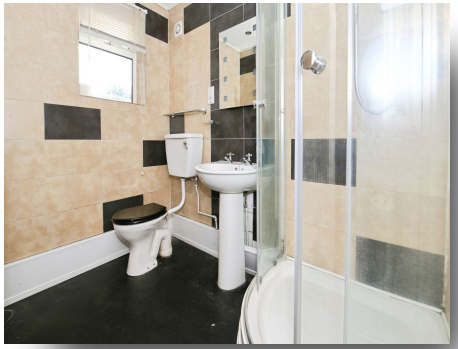
Tenure: Freehold EPC Rating: C
Council Tax Band: D

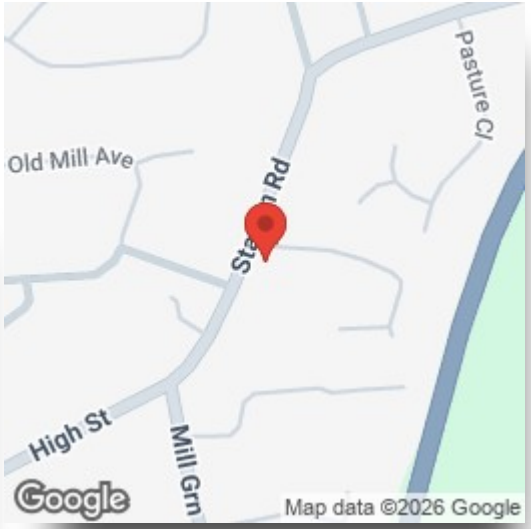
guide price

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSY107137

The Property Ombudsman

Property Ref:
RSY107137 - 0017

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