



**Westfield Road, Manea PE15 0LN**

*welcome to*

**Westfield Road, Manea**

**\*\* NO CHAIN \*\* TWO BEDROOM END OF TERRACED HOUSE - VILLAGE LOCATION  
ENCLOSED REAR GARDENS - VILLAGE LOCATION - CALL NOW TO AVOID MISSING OUT**



## 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

Stairs leading up

### Lounge

Window to front. Electric radiator. TV point

### Dining Room

Window to rear. Understairs storage cupboard

### Kitchen

Window to side. Door to the side. Range of base and wall units with tiled splashbacks. Single drainer sink. Vinyl flooring. Plumbing for washing machine. Electric radiator.

### First Floor Landing

#### Bedroom One

Window to front. Storage cupboard. Electric radiator. Storage cupboard with water tank

#### Bedroom Two

Window to rear.

### Bathroom

Window to rear. Pedestal wash hand basin. Panel bath with mixer taps plus electric shower. Vinyl flooring. Low level w.c. Tiled walls.

### Outside

Gated side access to rear garden.

Rear garden has patio seating area and is mainly laid to grass. Outside tap. Gate to parking area at the rear.



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## **Westfield Road, Manea**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH114582 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**