



35 North Cliffe Drive

- THREE-BEDROOM DETACHED BUNGALOW
- MODERN METHOD OF AUCTION
- POPULAR LOCATION
- IN NEED OF MODERNISATION

Auction Guide Price £130,000
EPC Rating '67'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION - STARTING PRICE £130,000 PLUS RESERVATION FEES APPLY. Situated in a desirable and quiet location, this three-bedroom detached bungalow offers an excellent opportunity for buyers looking to modernise and create a home tailored to their own taste and style.

The property provides well-proportioned accommodation throughout, including a spacious living area and kitchen. While the property would benefit from updating, it provides a solid foundation for improvement.

Externally, the property boasts a driveway providing off-road parking, leading to a detached garage. The front garden offers potential for landscaping, while the position of the home enjoys pleasant outlooks across the surrounding area.

With the desirable setting, practical layout, and clear potential for enhancement or extension (subject to planning), this property will appeal to a range of buyers including families, downsizers, and investors alike.





KITCHEN

9' 1" x 11' 1" (2.77m x 3.38m) A bright and generously proportioned kitchen fitted with a range of wall and base units, complemented by ample worktop space. The layout offers excellent practicality, with space for freestanding appliances and a convenient breakfast bar area, ideal for informal dining.

Dual-aspect windows allow for plenty of natural light, creating a pleasant and airy feel throughout the space. While the kitchen would benefit from modernisation, it is fully functional and provides a fantastic opportunity for buyers to redesign and create a contemporary kitchen tailored to their own taste.



RECEPTION ROOM

15' 1" x 11' 1" (4.6m x 3.38m) A spacious and well-proportioned reception room offering a comfortable and versatile living space. The room is filled with natural light from a large window, creating a bright and inviting atmosphere.

There is ample space for both lounge and dining furniture, making it ideal for relaxing and entertaining. The neutral decor provides a great base for personalisation, while the overall layout offers excellent potential for modernisation to suit contemporary tastes.



BEDROOM 1

11' 1" x 8' 1" (3.38m x 2.46m) A generously sized double bedroom featuring a large window that allows for an abundance of natural light, creating a bright and airy feel. The room offers ample space for bedroom furnishings.

The neutral decor enhances the sense of space and offers a perfect blank canvas for buyers to personalise. While some updating may be desired, the room is well-proportioned and presents a comfortable and inviting principal bedroom.



BEDROOM 2

9' 1" x 9' 1" (2.77m x 2.77m) A well-proportioned second bedroom enjoying a pleasant outlook via a large window, allowing for plenty of natural light and far-reaching views. The room offers a versatile use and can comfortably accommodate a double bed or be utilised as a guest room, home office, or additional sitting space.

The neutral decor enhances the bright and airy feel, while the layout provides excellent potential for buyers to update and personalise to their own taste.

BEDROOM 3

8' 1" x 5' 1" (2.46m x 1.55m) A third bedroom offering flexibility of use, ideal as a single bedroom, home office, or study. The room benefits from a



window allowing natural light, creating a bright and pleasant space.

Compact yet functional, it provides excellent potential for buyers to update and personalise, making it well suited to a variety of needs including guest accommodation or workspace.

BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m) A well-appointed bathroom fitted with a three-piece suite comprising a panelled bath, separate shower enclosure, hand wash basin, and WC. The space is fully tiled, offering a clean and practical finishing, while a frosted window provides natural light and ventilation.



The layout is both functional and versatile, with the benefit of a separate shower alongside the bath. While the bathroom would benefit from some modernisation, it is perfectly serviceable and offers excellent potential to update into a contemporary space.

EXTERIOR

The property benefits from a driveway providing ample off-road parking, leading to a detached garage offering useful storage or workshop space.

To the rear, there is a garden area with a patio seating space, enjoying elevated, far-reaching views across the surrounding landscape. While the outdoor space would benefit from landscaping and improvement, it offers excellent potential to create an attractive garden tailored to individual tastes.



The overall plot provides a great opportunity for enhancement, making it ideal for buyers looking to maximise both indoor and outdoor living space.

AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,500.00 + VAT = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all

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