





Westfield Road, Manea PE15 0LN

william h brown

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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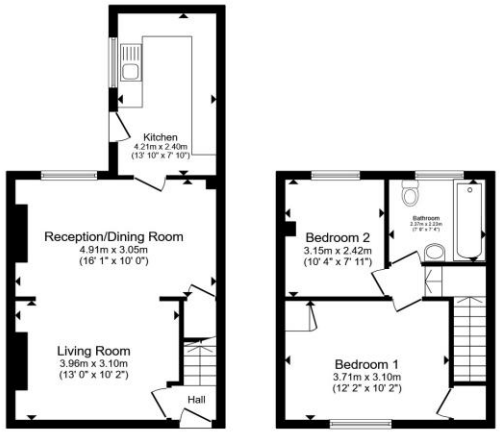
Westfield Road, Manea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedrooms
- Enclosed Rear Garden
- Lounge plus Separate Dining Room

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

guide price

£90,000



Total floor area 71.5 m² (769 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/MCH114582

The Property Ombudsman

Property Ref:
MCH114582 - 0004

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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