



Blackbird Road, Beck Row IP28 8HL

welcome to

Blackbird Road, Beck Row

An extended semi-detached bungalow requiring general updating and improvement offering kitchen with utility space, living/dining room, two bedrooms, garage and driveway - offered to the market with no onward chain.

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 Hall

With radiator, loft access and doors to:

Dining Room

With radiator, door to kitchen and large archway opening to:

Living Room

With radiator and sliding patio doors to garden.

Kitchen

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker with extractor over, spaces for further appliances, double glazed window to rear aspect, door to rear garden and door to:

Utility

With work surface to one side, floor mounted oil fired boiler, storage cupboard.

Bedroom One

With radiator and double glazed window to front aspect.

Bedroom Two

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with electric shower over and glass screen, low level w.c., pedestal wash hand basin, towel ladder radiator, extractor and double glazed window to side.

Outside

To the front of the property there is a gravelled garden, driveway to side with carport leading to garage. The rear garden is fully enclosed with personal door to garage.



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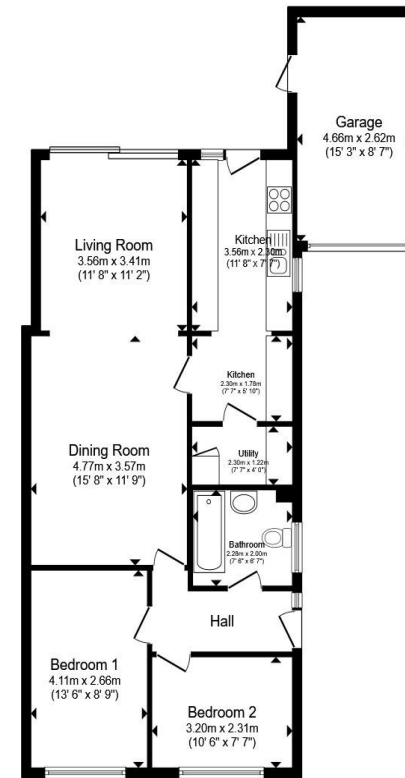
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Extended Bungalow

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

guide price

£170,000



Total floor area 87.0 m² (937 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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Property Ref:
MDH108643 - 0002

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