Connells

St. Neots Road
Hardwick

St. Neots Road,
Hardwick, CB23 7QL

For Sale Guide Price
£325,000

Situated in the sought-after village of Hardwick, this three bedroom detached bungalow occupies a generous plot with double garage and offers well-balanced living space, including a spacious lounge/diner and kitchen with adjoining utility, along with a bathroom.

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

Door to front, fitted mat , loft access, two radiators.

Kitchen

Patio door to conservatory, fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink and drainer, tiled splash back, electric oven, electric hob, integrated fridge/freezer and dishwasher, tiled flooring.

Utility Room

Door to rear, wall and base unit, work surface, stainless steel sink and drainer, plumbing for washing machine, central heating boiler.

Lounge/Diner

Window to front and side, gas fireplace , telephone point, two radiators.

Conservatory

French door to side, windows to rear and side, lights, electric radiator.

Bedroom One

Window to front, radiator.

Bedroom Two

Window to side, radiator.

Bedroom Three

Window to side, radiator.

Bathroom

Window to side, bath with mixer taps and hand held shower, shower cubicle, wash hand basin, WC, fully tiled, under floor heating, spot lights, tiled flooring, chrome heated towel rail.

Rear Garden

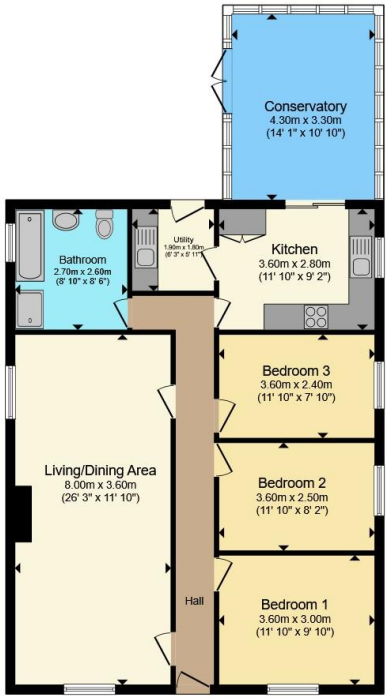
Part fenced garden, decking area, laid to lawn, mature garden, vegetable and fruit patches, willow tree, mature apple tree, mature plants and hedges.

Double Garage And Parking

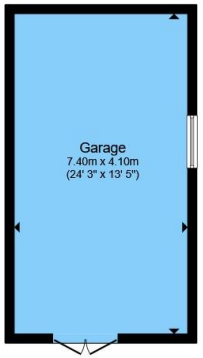
Double doors, light and power , gravelled drive with ample parking.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan



Garage

Total floor area 135.8 m² (1,461 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

Connells

To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306866

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.