



New Road, Chatteris

Price: Freehold £125,000 guide price

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached Character Cottage
- Spacious and Refitted 11Ft Kitchen
- 16 Ft Lounge with Open Fire
- Enclosed Rear Garden
- Off Road Parking for Multiple Vehicles

EPC Rating: E



GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to side, ceramic tiled floor leading to

KITCHEN 3.47m (11'4") x 2.50m (8'3")

Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob with extractor hood over, double glazed window to rear aspect and combi boiler. Radiator, ceramic tiled floor.

BATHROOM

White three piece suite comprising, panelled bath with electric shower over, pedestal wash hand basin and low-level wc, ceramic tiled walls, window to side aspect, radiator, ceramic tiled floor.

LOUNGE 4.96m (16'3") x 3.95m (13')

Windows to side and to front, open fire set in a brick built surround, radiator, ceramic tiled floor, ceiling with exposed beams, stairs to first floor.

FIRST FLOOR LANDING

BEDROOM 1 3.95m (13') x 2.91m (9'7")

Window to front, radiator.

BEDROOM 2 2.67m (8'9") max x 2.00m (6'7")

Window to rear, radiator.

OUTSIDE

The enclosed rear garden is mainly laid to lawn, with a paved patio, a selection of mature shrubs and trees, and rear and side access allowing off road parking for several vehicles.

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.

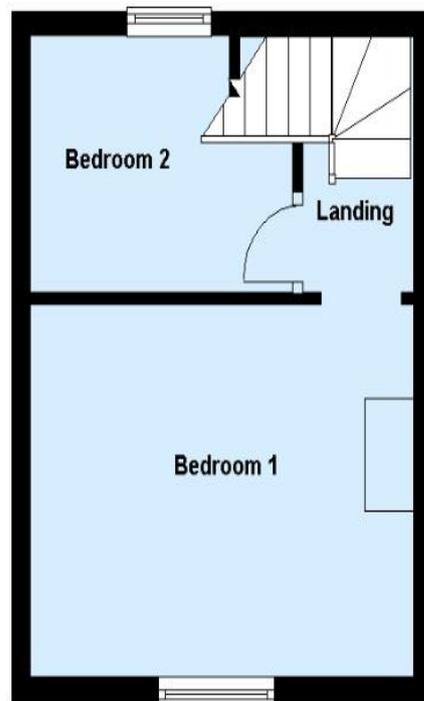
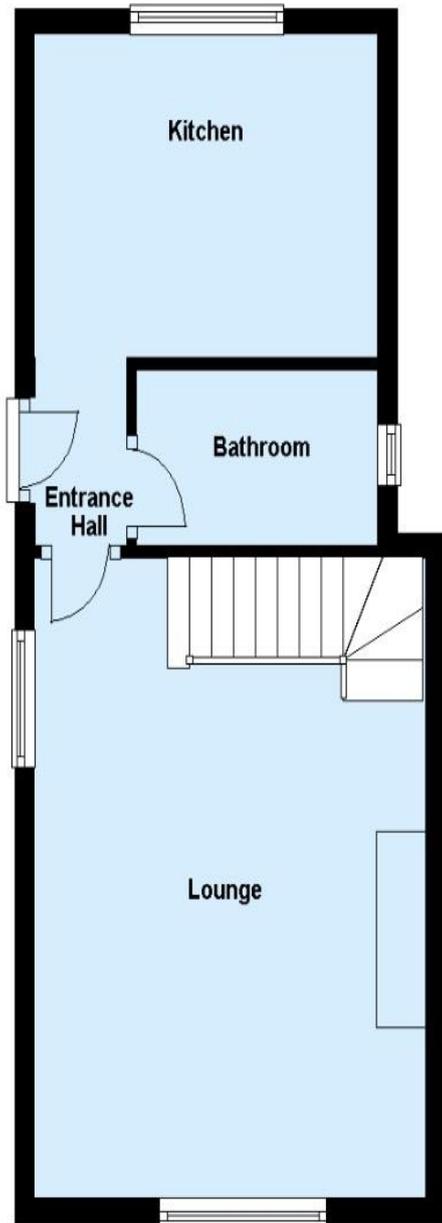
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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 £300 inc VAT towards the preparation cost of the pack.

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.



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