

Summary

NO ONWARD CHAIN for this spacious three bedroom home on the edge of the popular Westward Deals. The property is in need of some cosmetic improvement but offers garage & parking, a new boiler, generous living space & masses of potential.

Description

Approximate Room Sizes

****This property is being sold by the modern method of auction which is operated by iamsold Ltd.**

ENTRANCE PORCH Door to:

ENTRANCE HALL Stairs to first floor, under stair storage, radiator, door to:

LOUNGE 18' 0" x 11' 9" (5.5m x 3.6m) Double glazed window to front aspect, radiator.

KITCHEN/ DINER 18' 0" x 10' 5" (5.5m x 3.2m) Double glazed window to rear & patio door to rear. Base & eye level units with worktops over, inset sink & drainer, space & plumbing for appliances. Replacement wall mounted boiler, radiator.

LANDING Door to:

BEDROOM ONE 18' 0" x 10' 9" (5.5m x 3.3m) Double glazed window, radiator, cupboard.

BEDROOM TWO 9' 10" x 9' 6" (3.0m x 2.9m) Double glazed window, radiator.

BEDROOM THREE 9' 6" x 8' 2" (2.9m x 2.5m) Double glazed window, radiator.

BATHROOM Double glazed window to side aspect, suite comprising panel bath, WC, wash basin.

OUTSIDE To the front of the property is a lawned garden with pathway leading to front door, gated access to rear. The rear garden is enclosed by fencing with patio area, remainder mainly laid to lawn. Gated access leads to the garage & parking area.

GARAGE To the rear of the property is a single garage with up & over door & off road parking in front.

This property is for sale by the Modern method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties) This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration of the property for the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed reserve price with both the reserve price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. here services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains water, gas & electric

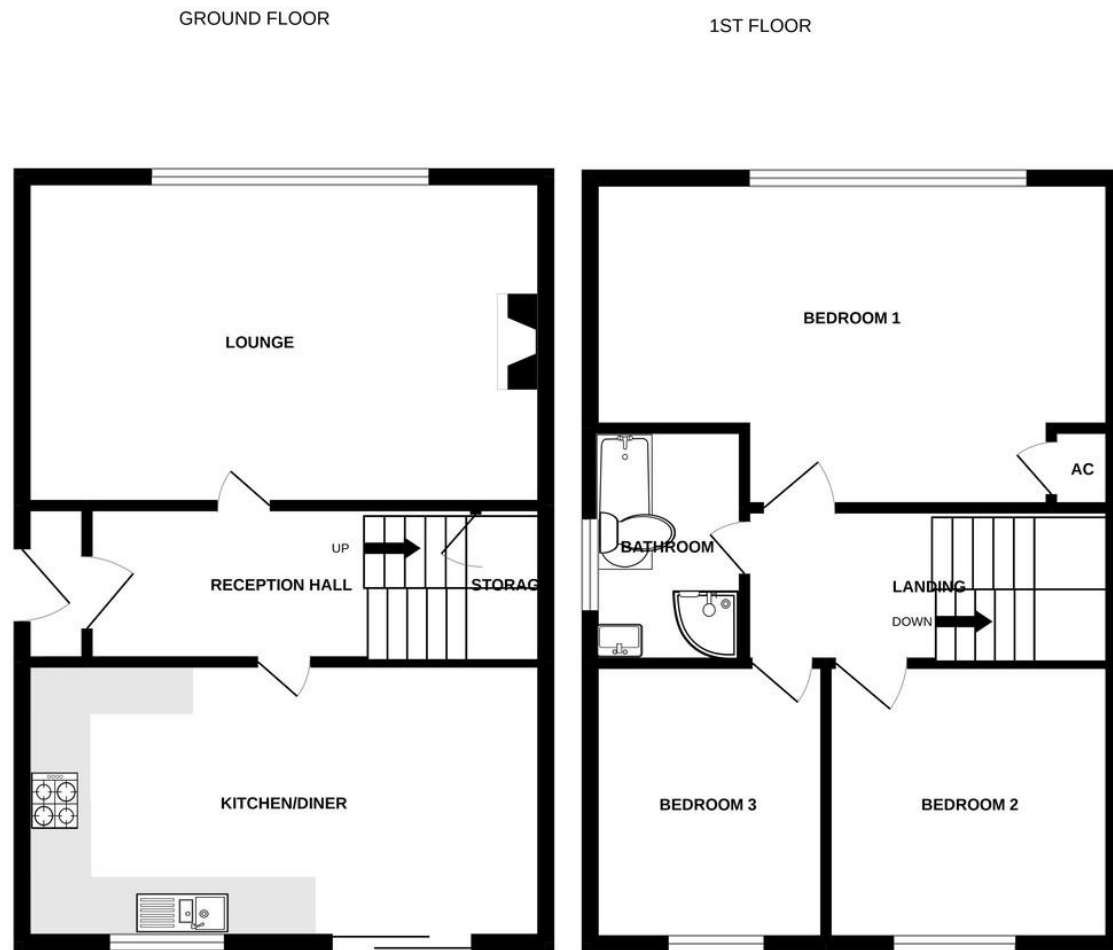
Post Code – CB9 7PJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01440 768919
Your home may be repossessed if you do not keep up repayments on your mortgage.

GKM
Financial Services

AFLA NAEA RICS

Contact Details
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Westward Deals | Kedington | CB9 7PJ

NO ONWARD CHAIN for this spacious three bedroom home on the edge of the popular Westward Deals. The property is in need of some cosmetic improvement but offers garage & parking, replacement boiler, generous living space & masses of potential.

Starting Bid £240,000

- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- GARAGE & PARKING
- NO ONWARD CHAIN
- CLOSE TO WELL REGARDED SCHOOL
- FOR SALE BY MODERN AUCTION - T's & C's APPLY
- SUBJECT TO RESERVE PRICE