

Summary

NO ONWARD CHAIN for this charming two bedroom period cottage with a garden in the heart of Haverhill town centre & close to amenities. With ground floor bathroom, kitchen, utility area & sitting room & garden.

Description

Approximate Room Sizes

NO ONWARD CHAIN for this charming two bedroom period cottage with a garden in the heart of Haverhill town centre. With ground floor bathroom, kitchen, utility area & sitting room. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

SITTING ROOM 12' 10" x 10' 3" (3.91m x 3.12m) Window to front, radiator.

KITCHEN/BREAKFAST ROOM 12' 2" x 8' 9" (3.71m x 2.67m) Base & eye level cupboards, window to rear, cupboard housing gas boiler. Door to bathroom. Open plan to:

UTILITY AREA 7' 9" x 6' 1" (2.36m x 1.85m) Range of base level units, sink & drainer, space for cooker & washing machine, door to garden.

BATHROOM Comprising bath, shower cubicle, WC, wash basin, heated towel radiator.

first floor:

BEDROOM ONE 15' 6" x 11' 4" (4.72m x 3.45m) Window to front, radiator.

BEDROOM TWO 12' 2" x 7' 8" (3.71m x 2.34m) Window to front, radiator.

OUTSIDE Low maintenance rear garden enclosed by fencing with side access gate & brick built outbuilding for storage. We have been advised that there is a right of access over the neighbouring properties garden.

AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

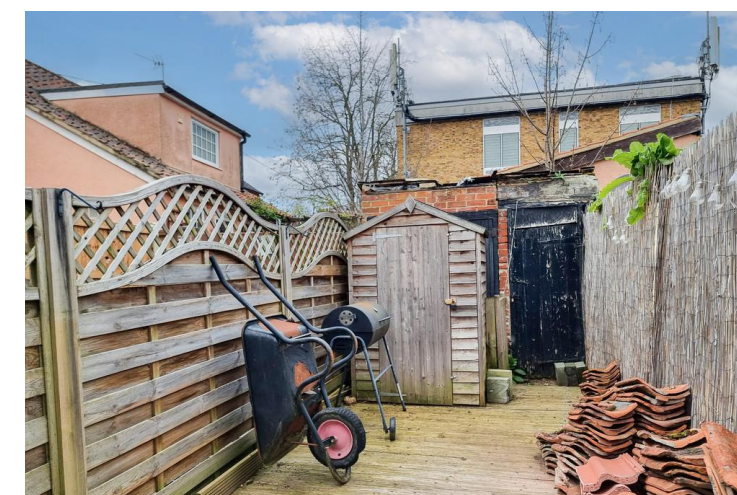
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

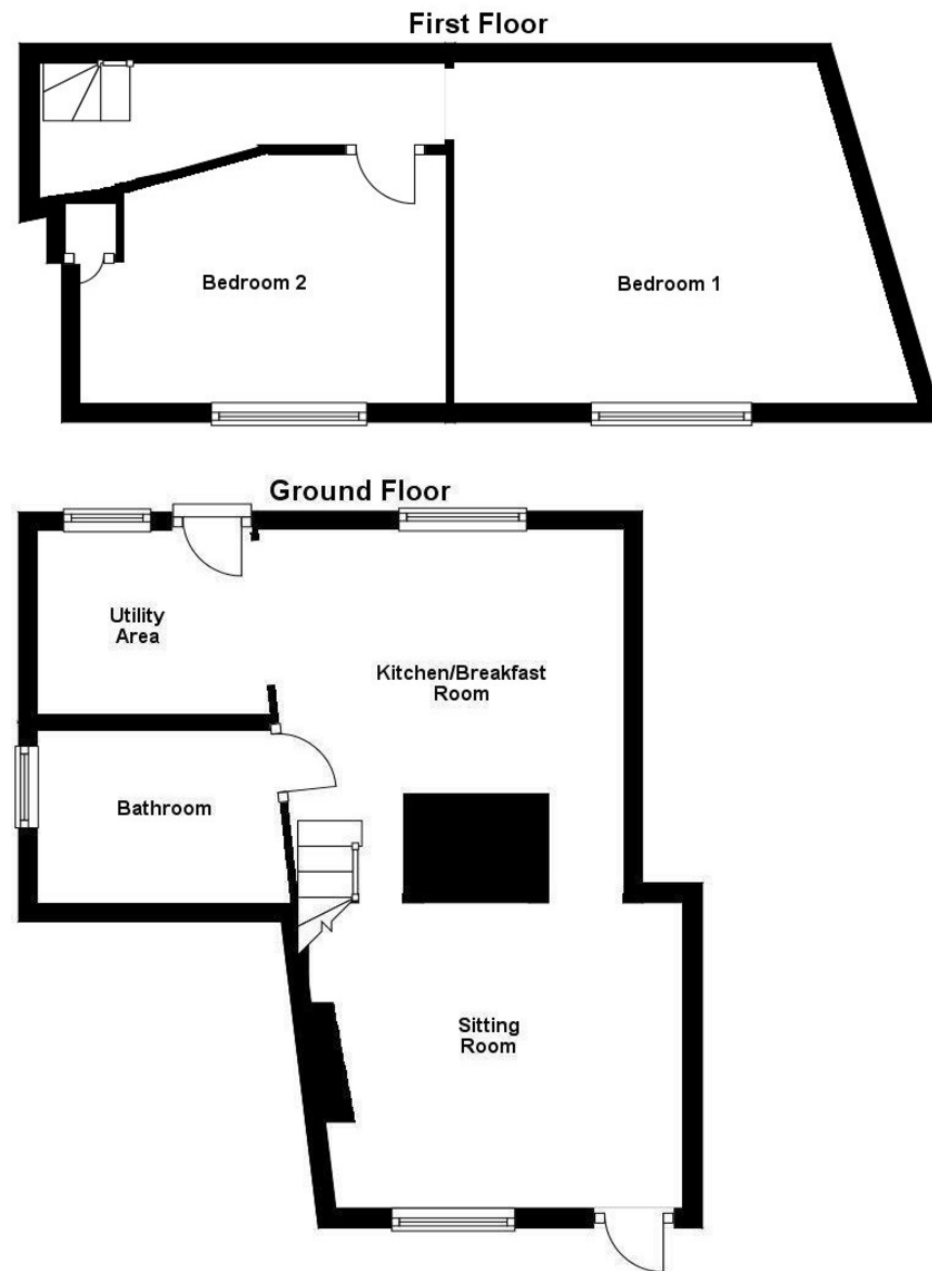
MEASUREMENTS Due to the unusual shape of the internal rooms, maximum approximate measurements have been taken where possible.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – A
Tenure – Freehold
Services – all mains services
Post Code – CB9 8BD

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Mill Road | Haverhill | CB9 8BD

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Starting Bid £140,000

- NO ONWARD CHAIN
- TWO BEDROOM PERIOD COTTAGE
- TOWN CENTRE LOCATION
- FLYING FREEHOLD
- CLOSE TO AMENITIES
- Sold by modern auction (T's & C's apply)