**Fountain Farm, The Gault, Sutton CB6 2BE**

william
h brown

***welcome to***

# Fountain Farm, The Gault, Sutton

A detached cottage requiring complete renovation located in a rural position with approximately 0.39 acres (stms) with two reception rooms and two bedrooms - Viewing highly recommended.

**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.

**Utility Room**
10' 11" x 8' ( 3.33m x 2.44m )
With radiator, windows to side and front aspects, walk in cupboard and doors to:

**Inner Hall**
With door to:

**Cloakroom/W.C.**
With low level w.c, wash hand basin, window to rear aspect.

**Kitchen**
18' 2" x 10' 4" ( 5.54m x 3.15m )
With a basic range of base units with work surfaces over to two sides, wall units, inset double drainer and sink unit, spaces for appliances, storage cupboard, two windows to rear aspect.

**Reception Room**
With radiator, stairs leading to first floor, windows to front and side aspect and archway to:

**2nd Reception Room**
12' x 11' 4" ( 3.66m x 3.45m )
With radiator, feature wall with feature fire, window to front aspect and double doors to side.

**First Floor Landing**
With window to rear aspect and doors to:

**Bedroom One**
12' 1" x 11' 3" ( 3.68m x 3.43m )
With radiator and double glazed windows to front and side aspects.

**Bedroom Two**
12' x 7' 5" ( 3.66m x 2.26m )
With radiator and window to front aspect.

**Bathroom**
With bath tub, low level w.c, wash hand basin, radiator and window to side aspect.

**Outside**
As previously mentioned the property sits in approximately 0.39 acres (stms) and is laid to rough land with outbuildings.

*welcome to*

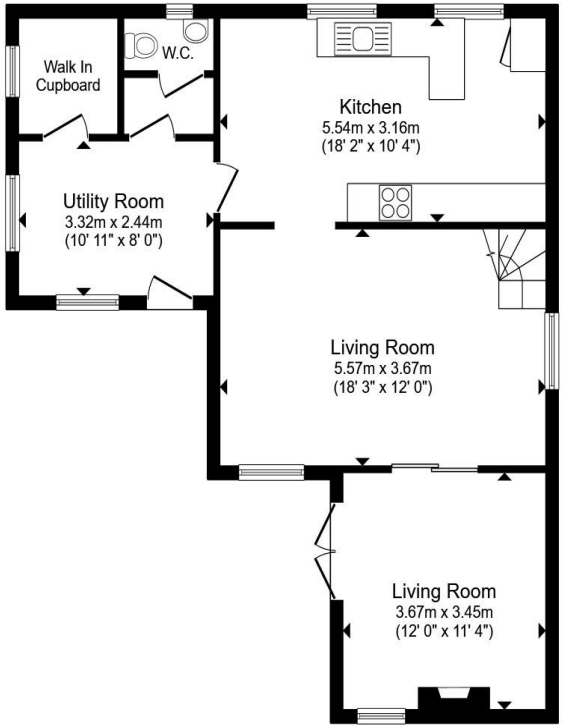
# Fountain Farm The Gault, Sutton

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

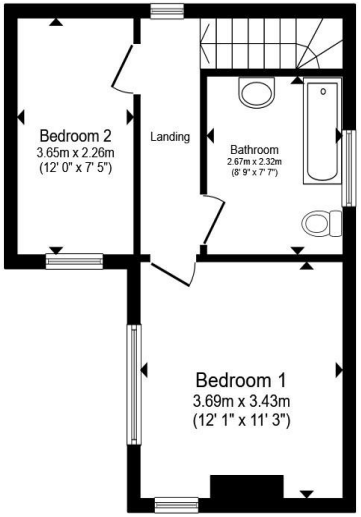
Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

**£190,000**




**Ground Floor**




**First Floor**

Total floor area 99.4 m² (1,070 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

william h brown

**view this property online** williamhbrown.co.uk/Property/ELY110242

The Property Ombudsman

Property Ref:
ELY110242 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


william h brown

**01353 663311**

ely@williamhbrown.co.uk

6 Forehill, ELY, Cambridgeshire, CB7 4AF

**williamhbrown.co.uk**



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.