



**Connells**

Eversden Road  
Harlton



**A fantastic opportunity to transform this three-bedroom bungalow, set on a generous plot with immense potential. Enjoy peaceful surroundings with a gated garden, patio areas overlooking open fields, and mature trees, plus a double garage and spacious gravelled driveway.**

### **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, cupboard housing hot water tank, loft access, radiator.

### **Kitchen**

Fitted kitchen with a range of wall and base units, work surface, stainless steel sink and drainer, tiled splash back, electric cooker point, tiled flooring, storage cupboards, two radiators.



## Utility Area

Window to side, door to side, pantry cupboard, plumbing for washing machine, space for fridge/freezer, hall leading to reception room two.

## Dining Area

Bay window to side, patio doors to rear, radiator.

## Lounge Area

Window to front and side, fireplace, radiator.

## Reception Room Two

Bay window to side, window to rear, patio doors to front, fireplace built in shelves, two radiators.

## Bedroom One

Window to front, two fitted wardrobes, radiator.

## Bedroom Two

Window to rear, fitted wardrobes and over head cupboards.

## Bedroom Three

Window to front, two double fitted wardrobes, three overhead cupboards, radiator.

## Bathroom

Window to rear, bath with shower over, wash hand basin, WC, fully tiled, tiled flooring, radiator.

## Shower Room

Window to side, shower cubicle, wash hand basin, WC, fully tiled, radiator.

## Front Garden

Set back from the road in a private position with gravel driveway, oil tank, lawn area, mature trees.

## Rear Garden

Southerly facing enclosed side garden laid to lawn with mature trees, surrounded by fields, vegetable patches, two apple trees, pear tree, three gates to southerly facing patio area, patio area, outside tap, water butts, large shed, gate to second patio area with steps down to greenhouse, grave area, oil boiler, outside lights.

## Double Garage And Parking

Double garage with up and over door, gravelled driveway providing ample parking.









Total floor area 141.8 m<sup>2</sup> (1,526 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306719](http://connells.co.uk/Property/CBN306719)**



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.

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