



Connells

Powell Close
Toft



A three bedroom semi detached home in need of renovation, offering great potential. The ground floor features a kitchen with lounge/diner and WC, while upstairs provides three bedrooms and a bathroom. Outside boasts a sizeable rear garden backing onto open fields.

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, stairs to landing, electric radiator.

Kitchen/Breakfast

Window to rear, fitted kitchen with a range of base units, sink and drainer, electric cooker point, space for fridge/freezer, plumbing for washing machine, under stairs cupboard, larder cupboard, door to side, electric radiator.

Lounge/Diner

Full length windows to front and rear.

Landing

Window to rear, airing cupboard, electric radiator, stairs to entrance hall, loft access.

Bedroom One

Window to front, electric radiator, double built in wardrobe.

Bedroom Two

Window to front, double built in wardrobe, electric radiator.

Bedroom Three

Window to rear, electric radiator.

Bathroom

Window to rear, accessible bath with shower over, wash hand basin, WC, part tiled, electric radiator.

Rear Garden

Part fenced, lawn, access to brick built storage room, mature trees, concrete area.

Parking

Tandem driveway.

Outbuilding

Brick built storage room, light and power, single door.

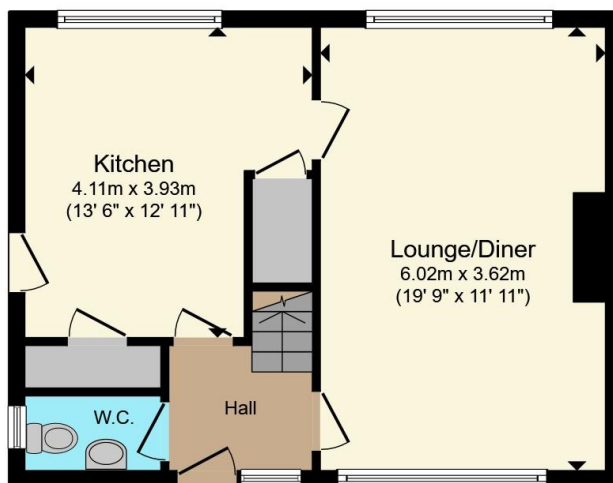
Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

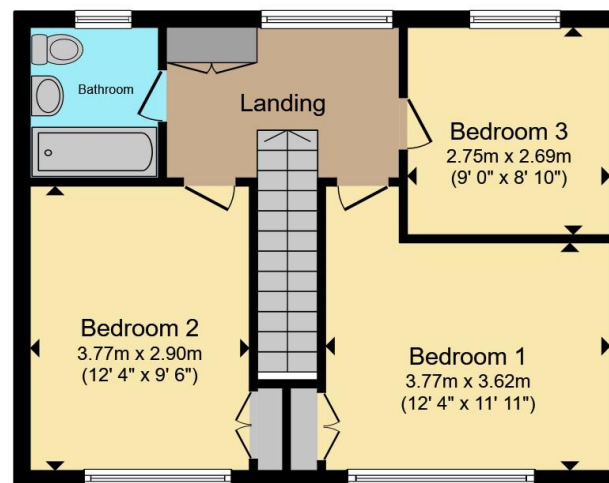








Ground Floor



First Floor

Total floor area 90.0 m² (969 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



To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306703



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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