



St. Neots Road,
Hardwick, CB23 7QJ

For Sale Guide Price
£400,000



Set on a sizable plot in a village location lies this detached bungalow in need of refurbishment benefitting from kitchen/breakfast room, lounge/diner, five bedrooms, family bathroom and shower room. Outside presents good size front and rear gardens and ample driveway parking.

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 Porch

Door to front, wall light, door into entrance hall.

Entrance Hall

Door to front, airing cupboard, storage cupboard, loft access, two radiators.

Kitchen/Breakfast Room

14' x 10' 9" (4.27m x 3.28m)

Wall and base units, work surfaces, gas cooker point, space for fridge/freezer, plumbing for washing machine and dishwasher, stainless steel sink and drainer, tiled splash back, tiled flooring, window to rear, radiator.

Lounge/Diner

14' 11" Max x 29' 6" Max (4.55m Max x 8.99m Max)

French doors to rear, bay window to front, television point, telephone point, gas fireplace providing access to the back boiler, restricted head height, two radiators.

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

Window to front, telephone point, radiator.

Bedroom Two

12' 8" x 9' 4" (3.86m x 2.84m)

Window to rear, radiator.

Bedroom Three

12' 6" x 9' 7" (3.81m x 2.92m)

Window to front, radiator.

Bedroom Four

11' 11" Max x 10' 10" (3.63m Max x 3.30m)

Window to rear, radiator

Bedroom Five

9' 11" x 9' 8" (3.02m x 2.95m)

Window to front, radiator.

Bathroom

Window to rear, bath with shower over, wash hand basin, W/C, fully tiled, light with shaver, radiator.

Shower Room

Walk in shower, vanity wash hand basin, W/C, fully tiled, light with shaver, radiator.

Front Garden

Gate to front, pathway to door, outside sockets, lawn, mature trees and hedges.

Rear Garden

Patio area, fence enclosed, gate to front, steps to lawn area, two sheds, tap, outside socket, light, mature trees and hedges.

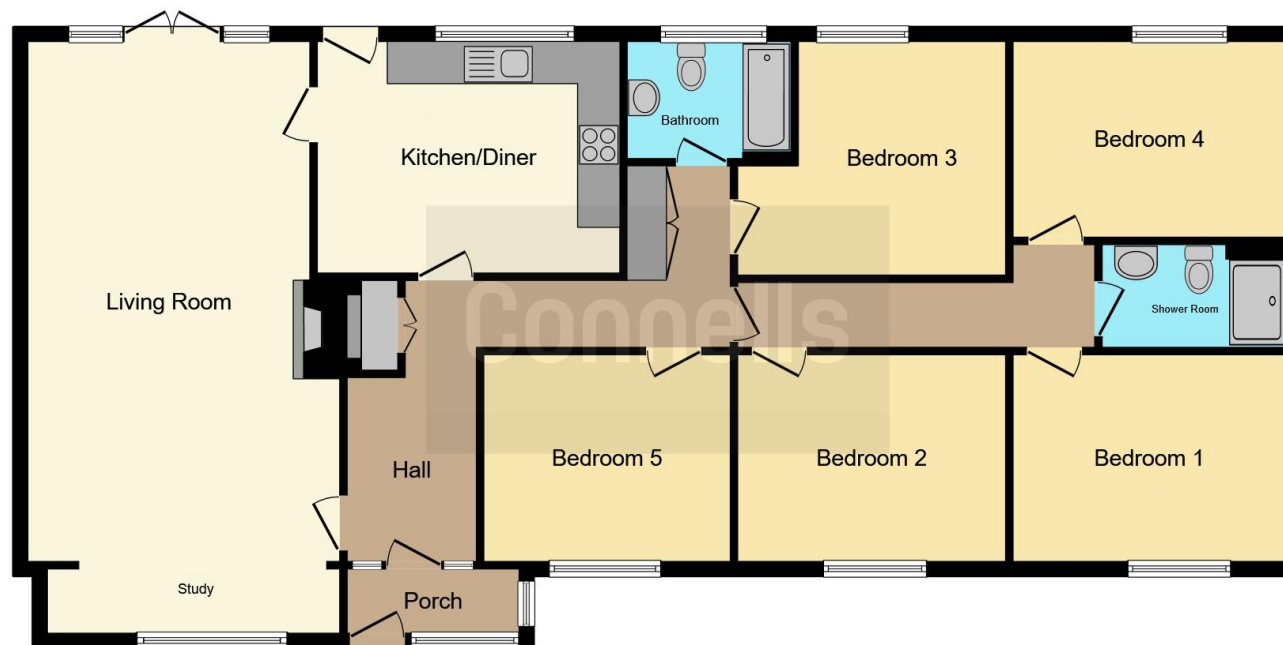
Driveway

Gravelled driveway for up to five cars.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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