



Sandy Acres Close,

welcome to

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Occupying a desirable corner plot in a quiet cul-de-sac, this three-bedroom semi-detached home enjoys gardens to three sides, offering excellent outdoor space and privacy. With a double garage, driveway and no chain, viewings are advised.



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.

Hall

Having a built in cupboard, stairs providing access to the first floor accommodation and a radiator. Providing access to the front entrance door.

Lounge

Having a front facing double glazed window, radiator and a living flame gas fireplace. Access to under-stairs storage cupboard.

Kitchen / Diner

Having a range of wall and base units with rolled edge work surfaces and an inset sink. Integrated oven with a gas hob and integrated oven. Space and

plumbing for a washing machine and a dishwasher. A radiator, side facing double glazed window and sliding patio doors providing access to the conservatory. Integrated under counter fridge and freezer.

Conservatory

Having a range of double glazed windows and two french doors providing access to the rear garden.

Landing

Having a side facing double glazed window, built in cupboard and access to a fully boarded loft.

Bedroom One

Having a rear facing double glazed window, built in sliding door wardrobes with internal shelving/storage and radiator.

Bedroom Two

Having a front facing double glazed window, built in sliding door wardrobes with internal shelving/storage and radiator.

Bedroom Three

Having a front facing double glazed window and radiator.

Shower Room

Having a side facing double glazed window, WC and vanity sink unit. Shower suite.

Garden

Having a lawned rear garden with a paved patio area and a shed providing additional storage. Lawned side garden.



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Sale by Modern Auction (T&Cs apply)

- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Semi-detached property

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115320 - 0004

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