



Oaklands Avenue, Wistow Huntingdon
Guide Price £170,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers Fees Apply
- Off-Road Parking for Multiple Vehicles
- Private Rear Enclosed Garden Updating Required

Ground Floor

Entrance Hall
Leading to;

Lounge
Featured fireplace with window to front.

Kitchen/ Breakfast Room
Fitted with a matching range of base and eye-level units with window to rear and door leading to;

Conservatory
French Doors leading to the Garden.

Bedroom 1
Built-in storage with window to rear.



Family Bathroom

Fitted with a three-piece suite, comprising of a bath, wash hand basin, low-level-WC and window to rear.

Bedroom 2

Window to front.

Outside

The front of the property boasts a generous corner plot and provides off-road parking for multiple cars.

The private rear enclosed garden offers a generous paved seating area with laid lawn to rear.

Garage (measurements to follow)

Power and lighting with double doors to front and rear door providing access from the Garden.

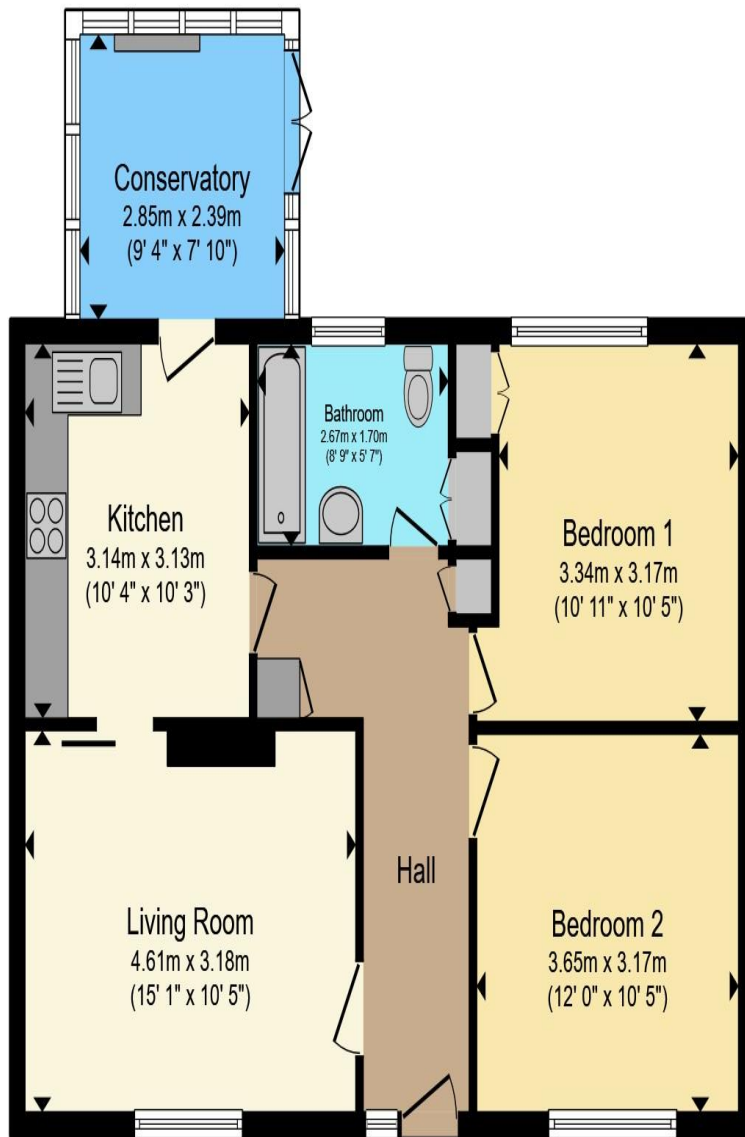
Agent Notes

Please note that the AML fee covers the costs of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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





Total floor area 64.6 m² (695 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

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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.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE** home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204896 - 0001

