

3 bed detached bungalow to buy in CB22

High Street, Foxton, Cambridge, Cambridgeshire, CB22 6SP

£450,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Three-bedroom detached
- Two generous reception rooms
- EPC Rating D

Key Information

- Council Tax: Band E
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinson in connection with Belvoir are pleased to present this three-bedroom detached bungalow in Foxton, near Cambridge, offering spacious single-storey living with excellent scope for modernisation.

The property provides two generous reception rooms, including a bright main living/dining room with a large front-facing window and a further rear reception room/sun room with full-height glazing overlooking the garden. The layout lends itself well to creating an open-plan family space, subject to any necessary consents. The fitted kitchen is of an older style but offers good proportions, with side access to the garden and driveway.

There are three well-proportioned bedrooms, each enjoying views over the gardens, together with two bathrooms. The principal bedroom benefits from its own en-suite bathroom, while a separate traditional bathroom serves the remaining accommodation. The existing carpets and wall finishes offer further scope for updating, allowing a new owner to put their own stamp on the property. A sizeable loft space provides useful storage and potential for further development, subject to the necessary planning permissions and consents.

Outside, the bungalow sits behind a gravelled driveway providing ample off-road parking and access to a detached garage. The enclosed rear gardens incorporate paved seating areas and established planting, creating a pleasant and private setting.

Foxton is a well-regarded South Cambridgeshire village with a primary school, village hall and playing fields, together with access to local walks and surrounding countryside. The property is within easy reach of Foxton railway station, offering regular services to Cambridge in approximately 10–15 minutes, with London King's Cross accessible in around an hour via Cambridge. Road links are also excellent, with the A10 providing convenient access to Cambridge and Royston.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Living Room

6.17m x 3.32m (20'2" x 10'10")

Spacious living room laid to carpet with windows to front and a side door to front patio.

Conservatory

4.09m x 2.01m (13'5" x 6'7")

Conservatory leading to front and rear garden.

Kitchen

4.06m x 3.15m (13'3" x 10'4")

kitchen comprising of matching base and eye level units and door leading to conservatory.

Dining Room

4.16m x 3.16m (13'7" x 10'4")

Spacious room laid to carpet leading on to conservatory.

W.C

Comprising of WC and handwash basin.

Bathroom

Bathroom comprising of bathtub and handwash basin, laid to tile flooring.

Bedroom 1

4.49m x 4.42m (14'8" x 14'6")

Spacious bedroom with carpet laid flooring and a double wardrobe with door leading on to the ensuite.

En suite

En suite comprising of a shower cubicle, WC and handwash basin.

Bedroom 2

3.73m x 3.01m (12'2" x 9'10")

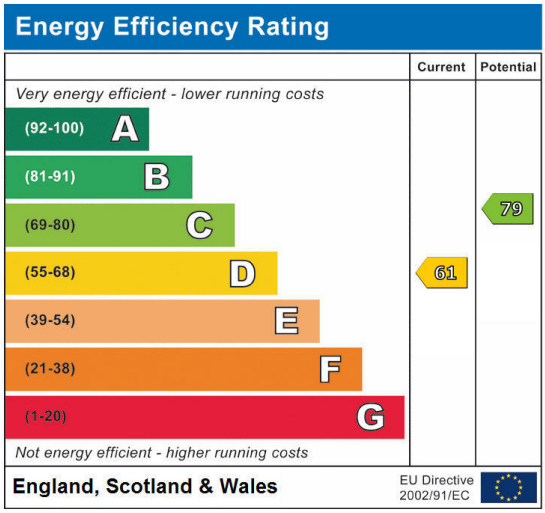
Spacious bedroom with carpet laid flooring.

Bedroom 3

3.27m x 2.77m (10'8" x 9'1")

Good sized bedroom with carpet laid flooring.





High Street, Foxton, Cambridge, Cambridgeshire, CB22 6SP

Contact your local branch today for more information on this property:

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