

2 bed bungalow to buy in PE16

Wesley Drive, Chatteris, Chatteris, Cambridgeshire, PE16 6DQ

£195,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- CONSERVATORY.
- GAS CENTRAL HEATING
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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 procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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 up to 6% inc VAT (subject to a minimum which could be up to £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: B

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: 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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Porch

Double glazed window to front, space and plumbing for washing machine, ceramic tiled flooring, double glazed door to

Entrance Hall

Ceramic tiled flooring, airing cupboard housing hot water tank and shelving, loft access, textured ceiling

Cloakroom

Low level WC, vanity unit with inset wash hand basin and cupboard below, part tiled walls, window to front, ceramic tiled flooring, textured ceiling

Kitchen

3.20m x 2.89m (10'5" x 9'5")

Fitted with a range of base and eye level units, fitted work surface, 1 1/4 bowl sink and drainer unit with mixer tap, cooker range, space for fridge, plumbing for dishwasher, wall mounted gas boiler, double glazed window to front, ceramic tiled flooring, textured ceiling

Lounge/Diner

7.07m x 3.80m (23'2" x 12'5")

Brick built fire place housing solid fuel burner, two radiators, ceiling fan with light, textured ceiling, double glazed window to rear, double glazed bi-folding doors to

Conservatory

4.95m x 3.33m (16'2" x 10'11")

Brick base with double glazed windows under a poly carbonate roof, radiator, ceiling fan and light, ceramic tiled flooring, double glazed side doors to rear garden

Bedroom 1

3.89m x 3.14m (12'9" x 10'3")

Double glazed window to front, radiator, range of fitted wardrobes with hanging rail and shelving, over bed storage cupboards with drawer units to each side, wood laminate flooring, textured ceiling

Bedroom 2

3.80m x 2.96m (12'5" x 9'8")

Double glazed window to rear, radiator, range of fitted wardrobes with hanging rail and shelving, textured ceiling

Bathroom

2.83m x 1.98m (9'3" x 6'5")

Comprises low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, fitted shower, fully tiled walls, textured ceiling, ceramic tiled flooring, double glazed window to side

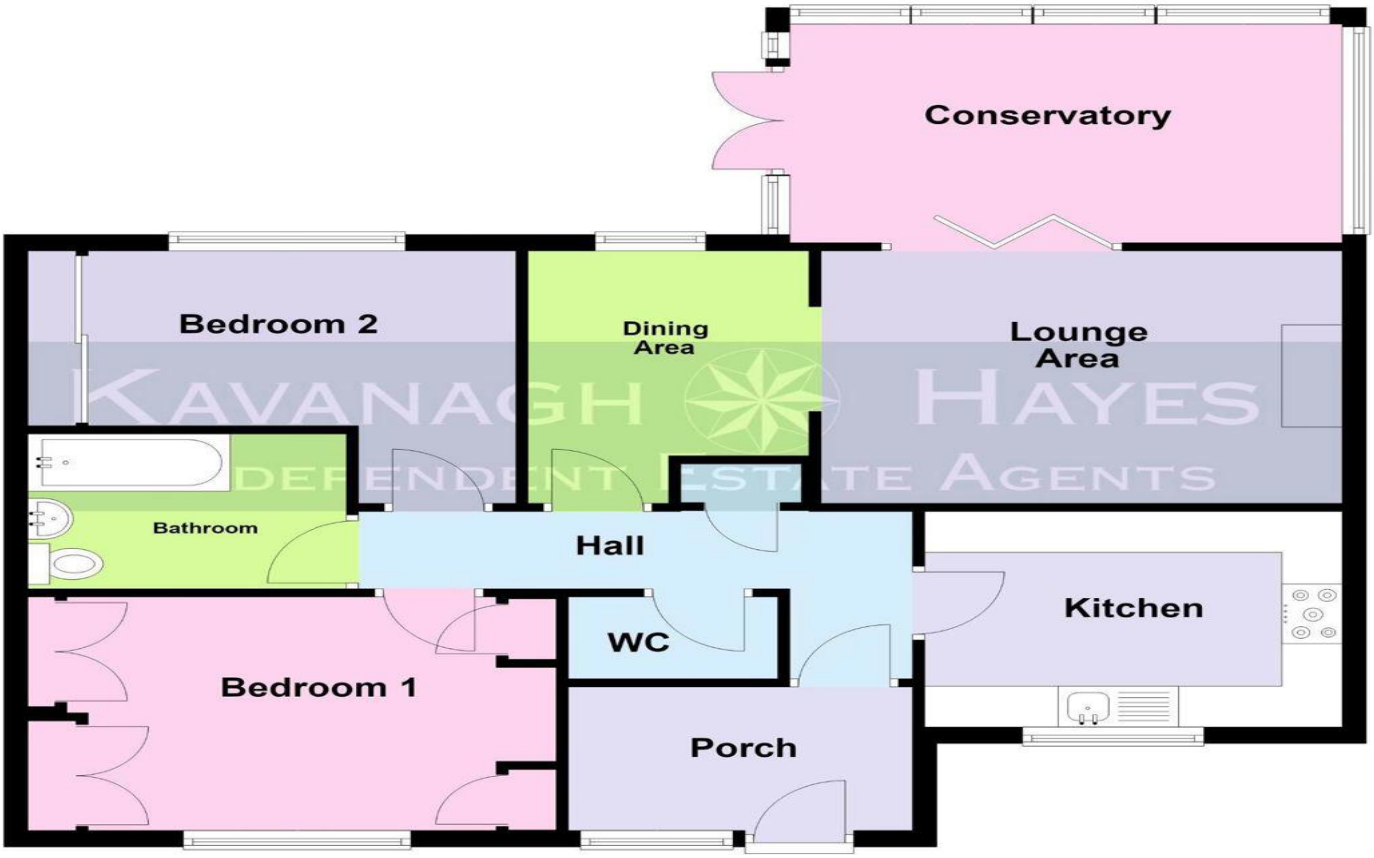
Front Garden

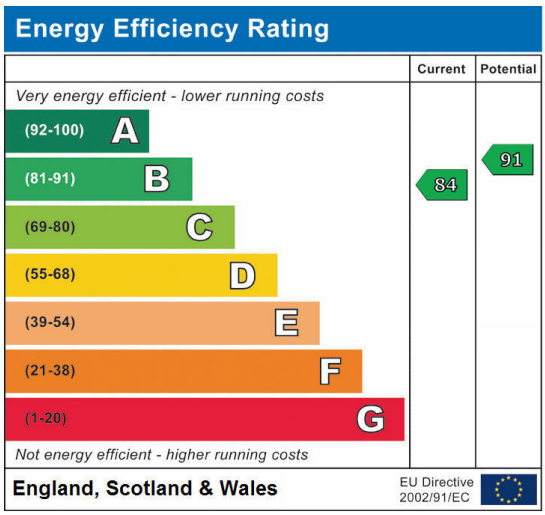
Fully paved with shrub borders, block paved driveway leading to single garage allowing parking for two cars, gated access to rear garden

Rear Garden

Block paved patio area, raised decked area, laid to lawn with various shrub borders, fish pond with bridge across

Ground Floor





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

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