



2 bed bungalow to buy in CB6

Linden Way, Haddenham, Ely,
Cambridgeshire, CB6 3UG

£165,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Garage En Bloc parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

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.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Bungalow

Parking: Garage En Bloc

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: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hall

UPVC double glazed, glazed front door with two windows to front, fitted cupboard with shelving and hanging rail, radiator

Lounge/Diner

4.78m x 3.32m (15'8" x 10'10")

Double glazed window to front, wood laminate flooring, 4x wall lights, telephone point, radiator

Kitchen

3.47m x 2.49m (11'4" x 8'2")

Fitted with a range of modern cupboard and drawer units, wood effect worktop, stainless steel sink unit with drainer and mixer tap, integrated electric hob, integrated oven, stainless steel extractor hood, airing cupboard housing hot water tank, radiator, wood laminate flooring, window to rear, door to rear opening through to;

Conservatory

3.02m x 1.74m (9'10" x 5'8")

Brick built base with leaded windows to all sides, under a polycarbonate roof, door to rear

Bathroom

Low level WC, pedestal wash hand basin, panelled bath, open-side walk in shower cubicle with wall mounted shower attachment, part tiled walls, radiator, double glazed frosted window to rear

Bedroom 1

4.20m x 3.04m (13'9" x 9'11")

Double glazed window to rear, built in double wardrobe with hanging rail and shelving, radiator, wood laminate flooring

Bedroom 2

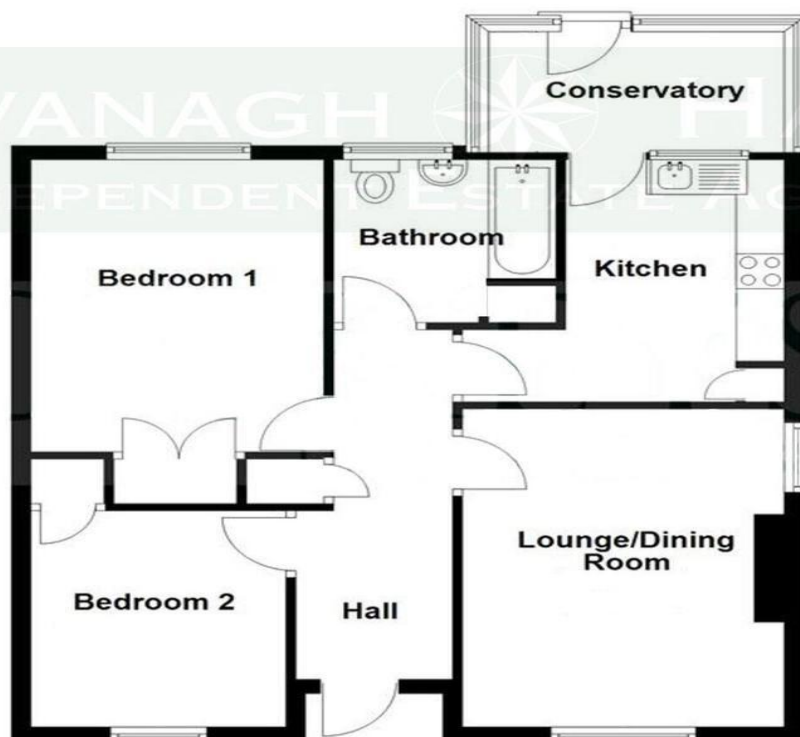
3.04m x 2.68m (9'11" x 8'9")

Double glazed window to front, built in double wardrobe with hanging rail and shelving, radiator, wood laminate flooring

OUTSIDE:

The bungalow has an open plan garden to front mostly laid to lawn, with paved pathway running through to the front entrance door. The rear garden features a lawn area, paved patio area, paved pathway through to rear access gate and garden shed, raised flower bed and oil tank. The property has a single garage with up and over door located in a block at the side of the terrace.

Ground Floor
Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, all measurements are approximate and no responsibility is taken for any error, omission, or misrepresentation. This floorplan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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