

**Auction**

3 bed detached house to buy in

Station Road, Lode, Cambridge, CB25 9HB

£620,000

 Starting Bid

 x3  x2  x2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Opportunity to complete remaining works
- ✓ Detached three-bedroom village
- ✓ Flexible two-reception-room layout

Key Information

- ✓ Council Tax: Band F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ 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. Starting Bid £620,000

This detached three-bedroom property is ****for sale**** by tender and offers an opportunity for a buyer to complete the remaining works and bring it through to final completion. The home currently provides two reception rooms, one kitchen and two bathrooms, giving a practical layout for family living or those needing additional living or work-from-home space.

Situated in the village of Lode, near Cambridge, the property benefits from a rural setting with access to local amenities in nearby Bottisham and Quy, including village shops, primary schooling and day-to-day services. Anglesey Abbey and its surrounding parkland are close by, offering extensive walking routes, gardens and heritage features.

Items to be included in the sale are

Samsung air source heat pump Neff N50 kitchen hob with built-in ventilation Bespoke glazing panels for staircase Bathroom towel & bedroom panel radiators Porcelain paving slabs for garden Internal wall, ceiling & timber paint Pallet of left over Welsh roofing slate onsite

Lode lies to the east of Cambridge, within reach of the city's employment centres, universities, retail and leisure facilities. Regular bus services operate along the nearby A1303/Newmarket Road corridor into central Cambridge, typically taking around 25–35 minutes depending on traffic.

Rail connections are available from Cambridge station and Cambridge North, both accessible by car, bus or cycle from the village. From these stations there are frequent services to London King's Cross and London Liverpool Street, with typical journey times of around 50–70 minutes, as well as routes to Ely, King's Lynn, Norwich and Stansted Airport.

This property may appeal to purchasers seeking a detached home in a village setting, with the scope to complete and tailor the remaining works to their own requirements, subject to any necessary consents. Please note the sale is by tender; further details are available on request.

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 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.

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 nonrefundable 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: F

Tenure: Freehold

Price: Starting Bid £620,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: 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 Hall

A welcoming entrance hall providing access to the principal rooms on the ground floor, with further access to the first-floor accommodation.

Lounge

6.20m x 3.60m (20'4" x 11'9")

A generous and characterful reception room featuring an attractive fireplace, offering a focal point to the room and the potential for the installation of a log-burning stove, subject to any necessary requirements and consents. The room provides an excellent space for relaxing and entertaining.

Kitchen / Dining Room

10.70m x 4.00m (35'1" x 13'1")

A spacious kitchen and dining area designed with modern family living and entertaining in mind. The kitchen benefits from a central island, providing additional preparation space, storage and an ideal area for informal dining. Bifold doors create a strong connection between the living space and the outside, allowing plenty of natural light and providing the potential for excellent entertaining space during the warmer months. The remaining works allow the purchaser the opportunity to complete and finish the kitchen and adjoining areas to their own specification.

Utility Room

2.70m x 1.70m (8'10" x 5'6")

A useful separate utility room providing valuable additional space for laundry appliances, storage and everyday household requirements.

WC

2.10m x 1.40m (6'10" x 4'7")

A useful ground-floor WC with plumbing already in place, offering the purchaser the opportunity to complete the room with a WC and wash hand basin to their own specification. Further works and installation of the sanitaryware are required.

Dining Room / Study / Home Office

4.40m x 2.40m (14'5" x 7'10")

A versatile additional reception space offering excellent flexibility for modern family living. The room could be used as a formal dining room, home office, study or additional reception area, depending on the purchaser's requirements. Its flexible layout provides scope to create a useful dedicated workspace or additional living area.

Front Bedroom / En-suite

4.50m x 4.00m (14'9" x 13'1")

The front bedroom provides a good-sized principal bedroom, with the added benefit of an en-suite facility. This provides the potential for a private principal bedroom suite once the remaining works have been completed.

Bedroom Two

3.90m x 3.60m (12'9" x 11'9")

A further well-proportioned bedroom offering flexibility for family, guests or use as a home office, subject to the purchaser's requirements.

Bedroom Three

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

A useful third bedroom providing flexible accommodation for a child, guest or home-working space.

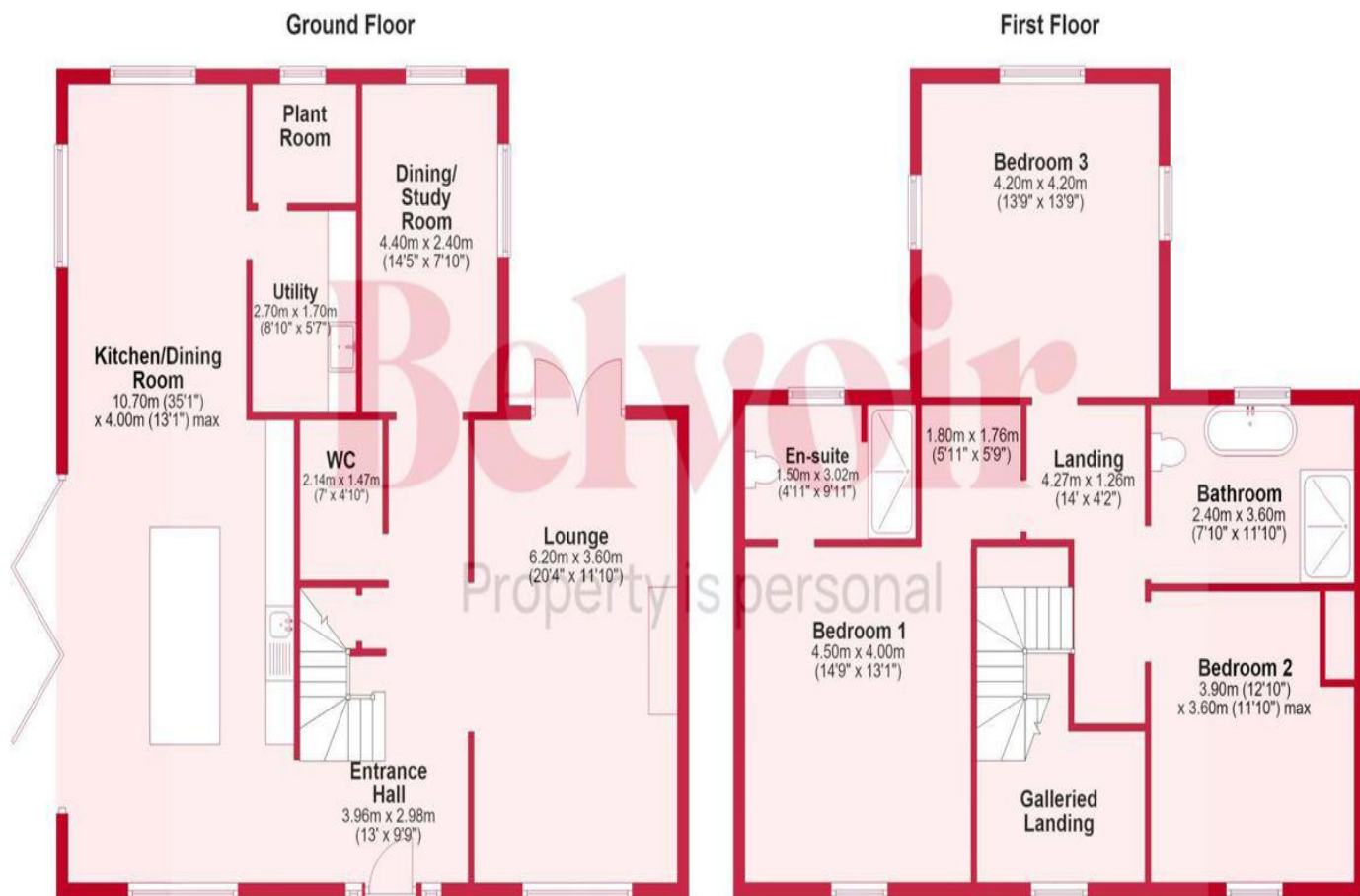
Main Bathroom

2.40m x 3.60m (7'10" x 11'9")

A well-appointed second bathroom serving the main accommodation, featuring a bath, WC and a wet-room style shower. The room provides practical facilities for family living, with some remaining works required to complete the space.

Outside

The property benefits from its detached position and outside space, with the bifold doors providing the potential to create a particularly attractive connection between the main living accommodation and garden. The outside areas offer scope for landscaping and personalisation as part of the property's completion.



Station Road, Lode, Cambridge, CB25 9HB

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

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