

Buryfield, Bury Huntingdon

Guide Price £280,000 **Freehold**

Sharman Quinney

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Village Location
- Dual Aspect Lounge

Ground Floor

Entrance Hall
Leading to;
Lounge
Dual aspect windows to rear and side with a rear door providing access onto the Garden.
Kitchen/Breakfast Room
Fitted with a matching range of base and eye-level units with window to rear and side door leading onto the Garden.
Master Bedroom
Two smaller fitted wardrobes with a large double fitted wardrobe, window to front and leading to;
En-Suite
Fitted with a three-piece suite, and comprising of a shower cubicle, wash hand basin, low-level-WC and window to side.



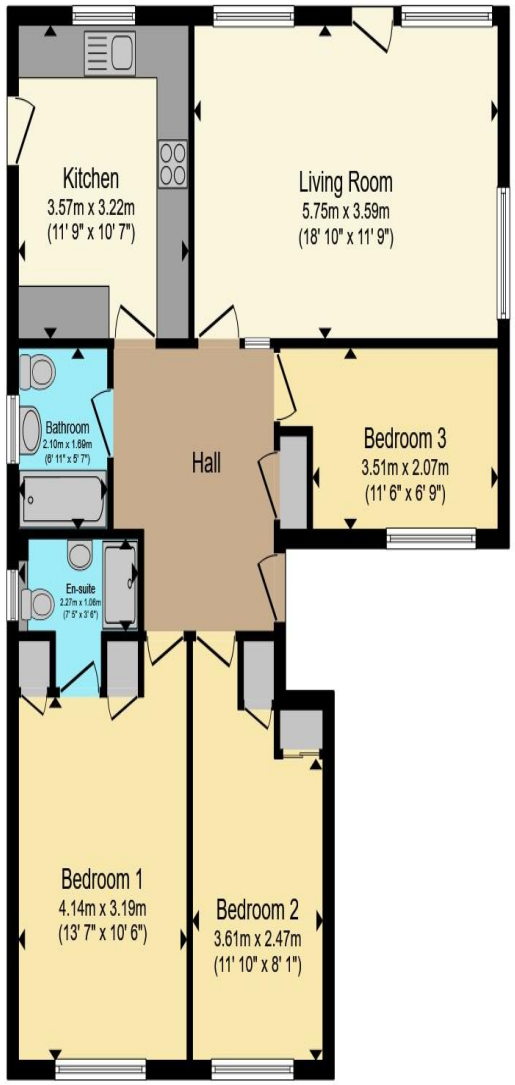




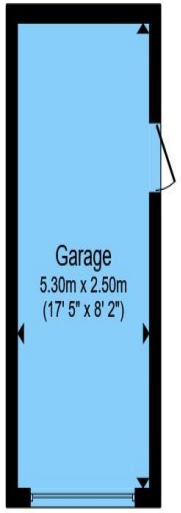
Bedroom 2
Single fitted wardrobe with an additional smaller fitted wardrobe with window to front and leading to;
Family Bathroom
Fitted with a three-piece suite, and comprising of a bath with over head shower, wash hand basin, low-level-WC and window to side.
Bedroom 3
Versatile room with window to front.
Outside
Tucked away in this desirable cul-de-sac, the front of the property offers off-road parking for multiple cars with a variety of shrubs and bedded plants. The front also offers a tiled storm porch.
The private rear enclosed garden offers a generous, paved seating area with laid lawn to rear, hedged border to one side and fenced to the other side and rear, along with a mature apple tree, flower beds and mature shrubs. A paved side walkway provides side access to the Garage and front of the property which has the additional benefit of security lighting.
Garage
Up and over door to front and benefiting from power, lighting and an additional side door for direct 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







Floor Plan



Garage

Total floor area 98.2 m² (1,057 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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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 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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: RAM204718 - 0002

The Property Ombudsman