

Connells

Bramley Way
Hardwick

Bramley Way,
Hardwick, CB23 7XE

For Sale Guide Price
£250,000







Offering exciting scope to modernise, this three-bedroom home enjoys a cul-de-sac position in the popular village of Hardwick. The property features a bright dual-aspect lounge/diner, enclosed garden, garage and driveway , making it an ideal choice for buyers looking to create their dream home.

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 are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Door to front, stairs to landing , radiator.

Kitchen

Window to rear, fitted kitchen with a range of wall and base units, work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, cooker hood, space for fridge/freezer, plumbing for washing machine, central heating boiler.

Lounge/Diner
Window to rear, patio door to rear, under stairs cupboard, gas fire, two radiators.

Landing
Stairs to entrance hall, loft access, airing cupboard.

Bedroom One
Window to rear, double built in wardrobe, Air conditioning unit, radiator.

Bedroom Two
Window to front, double built in wardrobe, radiator.

Bedroom Three
Window to front, radiator.

Bathroom
Window to rear, bath with mixer tap and hand held shower, wash hand basin, WC, part tiled, shaver point, radiator.

Front Garden
Lawn and hedges.

Rear Garden
Fence enclosed, concrete seating area, laid to lawn, hedges, shed, outside tap, door to garage.

Garage And Parking
Garage with up and over door, light and power, door to garden, driveway parking.

Agent Notes
Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



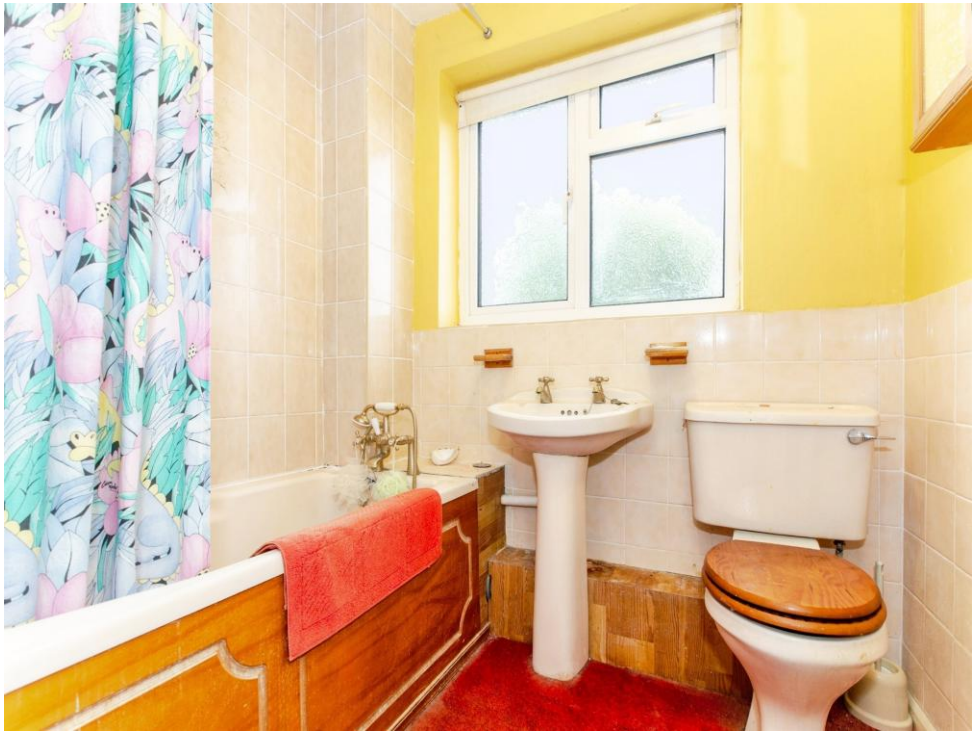
















Ground Floor **First Floor**

Total floor area 103.3 m² (1,112 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

Connells

To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306692

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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