



32 Ouse Road, St. Ives, PE27 3FT

Guide Price: £205,000

Freehold

Ouse Road, St. Ives, PE27 3FT

- End of Terrace Bungalow
 - Two Double Bedrooms
 - Single Garage and Off Road Parking
 - Enclosed Rear Garden
 - Popular Location
 - Walking Distance to Guided Bus Stops
 - Short Walk to Amenities
 - Viewing Advised!
 - Freehold
 - Energy Rating: D/67
-

A two-bedroom end-of-terrace bungalow set in this popular location, with garage and off-road parking. The property is a short walk from the local amenities and the Guided Bus stops, which provide easy and convenient access into both Huntingdon and Cambridge.

Accommodation comprises - entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom.

The property also benefits from an enclosed rear garden with a single garage at the rear of the garden.

Council tax banding is B.

Local Authority: Huntingdonshire District Council

These details are subject to approval.

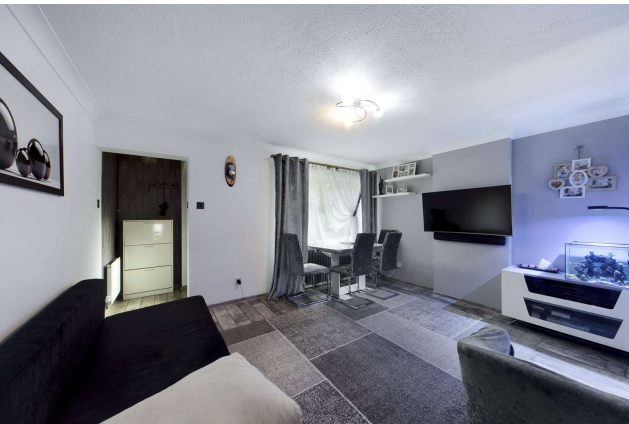
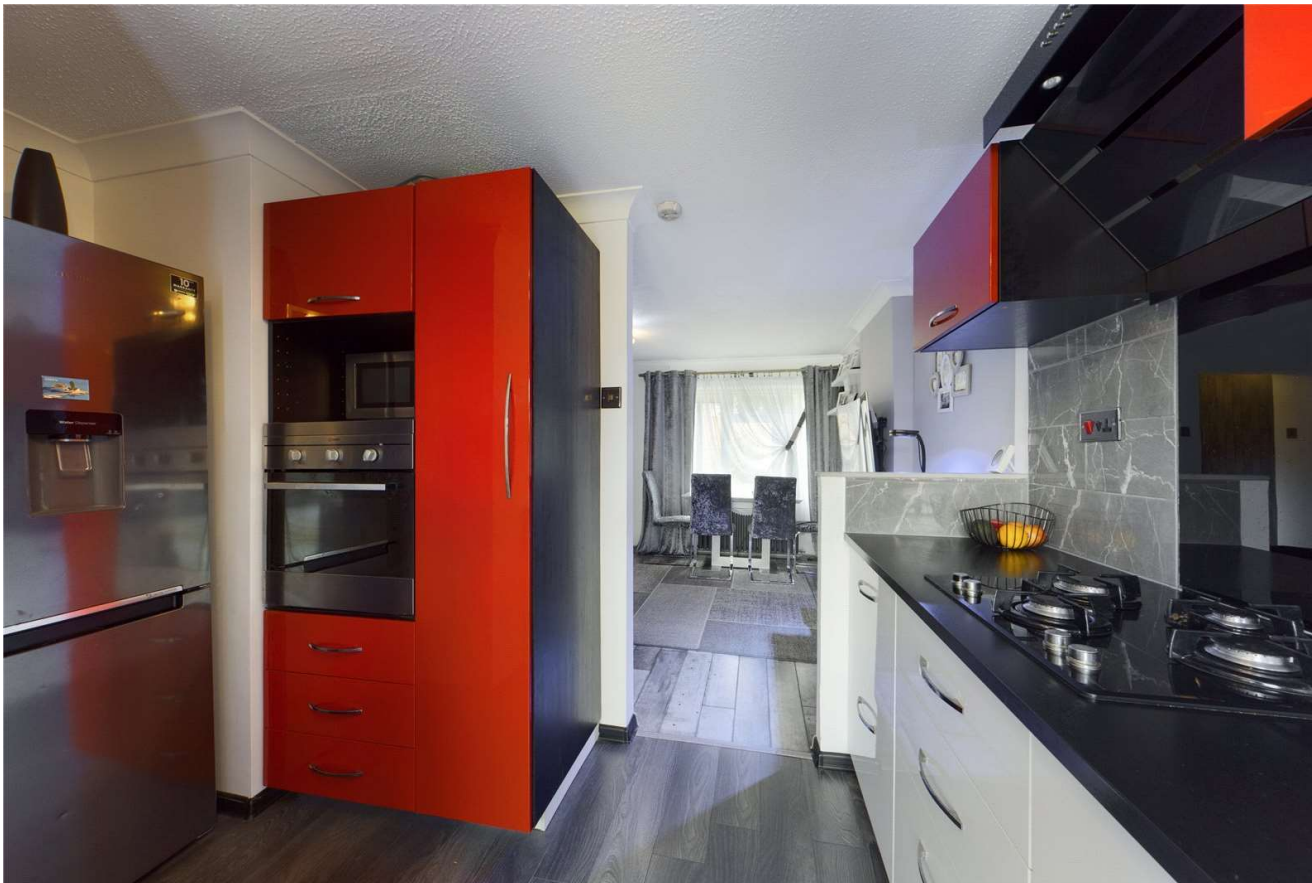
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Accommodation

Entrance Area

Lounge/Diner 14' x 11'8" (4.27m x 3.56m).

Kitchen 11'6" x 8'8" (3.5m x 2.64m).

Inner Hall

Bathroom

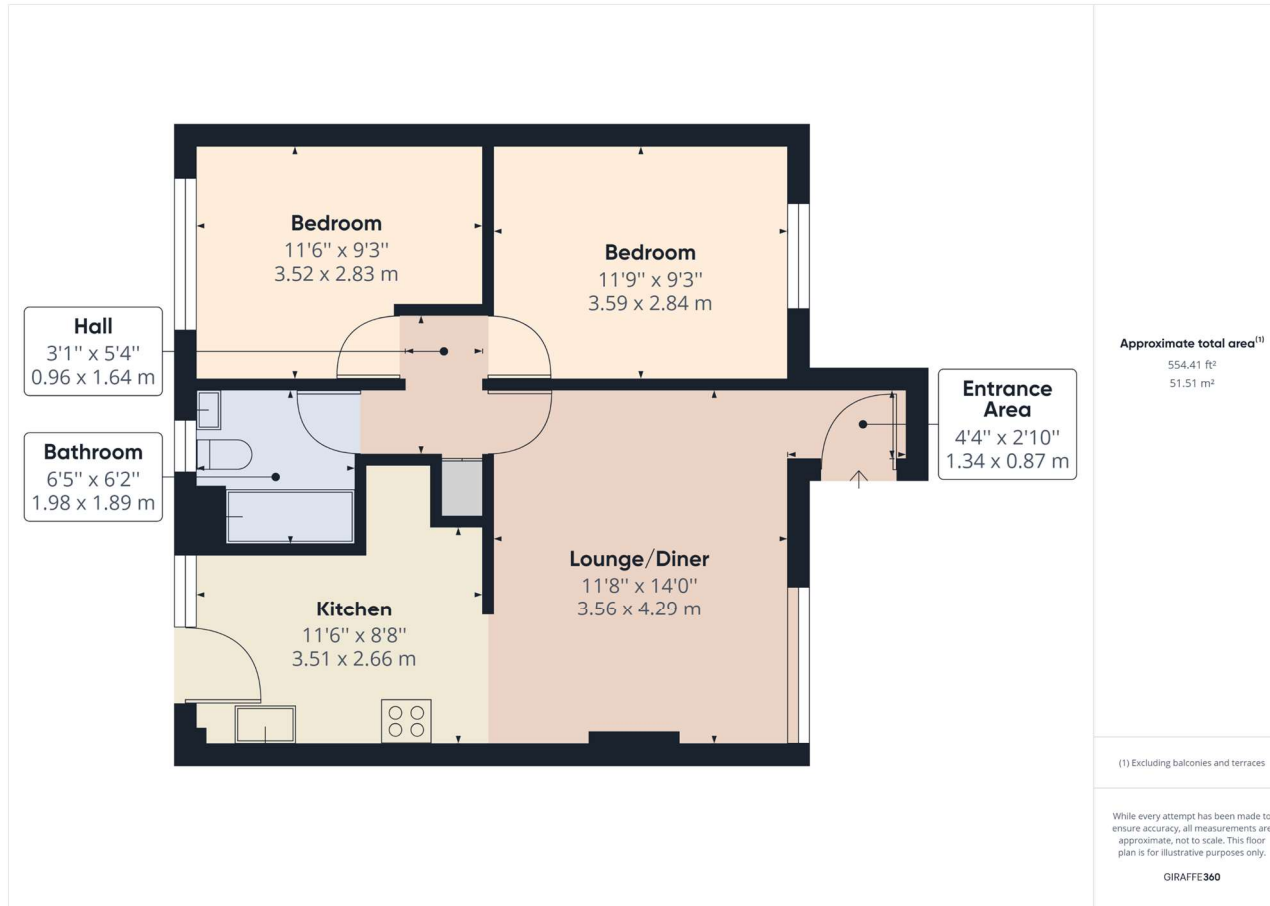
Bedroom 1 11'9" x 9'3" (3.58m x 2.82m).

Bedroom 2 11'6" x 9'3" (3.5m x 2.82m).

Garage



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris
24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
stivesenquiries@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

