



6 The Green, Woodwalton, PE28 5YN

Offers Over: £250,000 Freehold

The Green, Woodwalton, PE28 5YN

- Semi Detached House
- Three Bedrooms
- Conservatory
- Rear Garden
- Garage
- No Onward Chain
- Overlooking Village Green
- The Modern Method of Auction
- Freehold
- Energy Rating: E/53

A semi-detached house in the quiet village of Woodwalton. Step into hallway, which leads to the kitchen. The downstairs also benefits from an open-plan living and dining area, leading into a conservatory with French doors.

Upstairs there is three bedrooms, two of which are doubles, and a shower room.

Externally there is a front garden next to a driveway, a rear garden with a patio area, and a carport leading to the garage.

Benefit from the convenience of a sale with no forward chain.

Council Tax Band B Huntingdon District Council.

Draft Details



Accommodation

Entry Hallway

Living Room 22'5" x 8'10" (6.83m x 2.7m).

Conservatory 7'7" x 8'3" (2.3m x 2.51m).

Kitchen 9'6" x 9'7" (2.9m x 2.92m).



Landing

Bedroom One 12'6" x 10'5" (3.8m x 3.18m).

Bedroom Two 9'5" x 11'4" (2.87m x 3.45m).

Bedroom Three 6'11" x 7'11" (2.1m x 2.41m).

Shower Room



Further Information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

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.



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