



17 New Street

Chippenham, Ely, Cambs, CB7 5QF

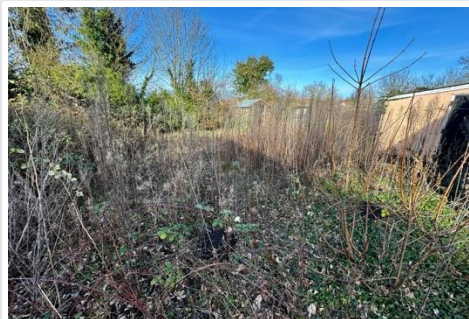
Auction Guide Price £155,000



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FOR SALE BY AUCTION - Being sold via Secure Sale online bidding. (Terms & Conditions apply.) This 2 bed semi detached house needs extensive renovation. The property is situated in quiet location close to the centre of this popular village. The accommodation comprises Living Room, Bathroom, Bedroom and Kitchen on the ground floor and a main Bedroom and Storeroom on the first floor. There is a garden to the front and rear (with brick store) and potential off-road parking to the side. There is warm air heating throughout. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Hallway

Part glazed entrance door. Stairs to first floor. Understairs storage space with fuse box and electric meter.

Living Room - 4.24m x 3.66m (13'11" x 12'0") Heating thermostat. Ceiling light point. Double glazed window to the front aspect. Cupboard housing Creda warm air boiler serving warm air heating system. Door to kitchen.

Kitchen - 3.66m x 2.79m (12'0" x 9'2") Double glazed window to the rear aspect. Part glazed door to the rear garden. Base and wall level units with work surfaces. Single bowl sink unit. Space for free standing cooker. Ceiling light point.

Bedroom 2 - 3.05m x 2.79m (10'0" x 9'2") Double glazed window to the rear aspect. Airing cupboard with hot water tank and shelving.

Bathroom - 1.93m x 1.75m (6'4" x 5'9") Panelled bath. Wash Basin. Low level WC. Double glazed window to the side aspect. Ceiling light point. Tiled splash area. Tiled floor.

Landing

Double glazed window to half landing. Ceiling light point. Access to loft space.

Bedroom 1 - 3.61m x 3.61m (11'10" x 11'10") Double glazed window to the front aspect. Sloped ceilings. Built-in wardrobe with hanging rail.

Storeroom - 3m x 1.19m (9'10" x 3'11") Ceiling light point. Water tank.

Outside

The rear garden has brick store and patio and needs repair. There is a garden area to the side which can provide off road parking subject to planning and a small front garden.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Restrictive Covenants apply as it is in the Chippenham Conservation area but there are no Wayleaves, Easements or Rights of Way
Flood risk is very Low

The property is Freehold with Title number CB61954

Estimated broadband speeds are Standard 25 mbps & Superfast 66mbps



AUCTION DETAILS:

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.

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.

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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.



Floor Plan

Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

Energy Efficiency Graph

AWAITING
EPC

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.