



Broadcommon Close

Starting Bid £165,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow Offering Flexible Living Accommodation
- Extended Property Providing Spacious and Versatile Living Space
- Large, Mature and Extended Rear Garden Ideal for Outdoor Living
- Bright and Airy Conservatory Overlooking the Rear Garden
- Driveway Providing Off-Road Parking for 2/3 Vehicles
- Owned Solar Panels Offering Improved Energy Efficiency and Savings
- EPC Rating: D



 2  1  2

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

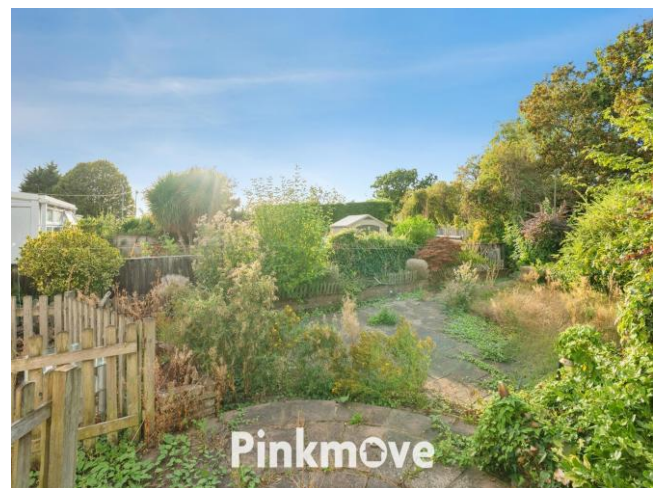
Situated in a sought-after residential location, this detached 2 bedroom bungalow presents an exciting opportunity for buyers seeking a property with excellent potential for improvement and modernisation. Offering spacious and versatile accommodation throughout, the property would make an ideal renovation project for those looking to create their perfect home.

The bungalow has been extended over the years, providing flexible living space that can be adapted to suit a variety of needs, including additional reception rooms, a home office, or further bedroom accommodation. A conservatory to the rear offers a pleasant space to relax while enjoying views over the garden.

Externally, the property truly excels with a substantial and extended rear garden, providing ample space for keen gardeners, family enjoyment, or future landscaping projects. To the front, a generous driveway offers off-road parking for two to three vehicles.

Further benefits include owned solar panels, helping to improve energy efficiency and reduce running costs.

With its detached position, generous plot, and significant scope for refurbishment and enhancement, this property offers a rare opportunity for purchasers looking to add value and put their own stamp on a home. Early viewing is highly recommended to fully appreciate the potential on offer.





Accommodation

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.

Lounge/Dining Room

19' 11" x 19' 11" (6.07m x 6.07m)
Max Measurements

Kitchen

11' 7" x 7' 1" (3.53m x 2.16m)

Conservatory

24' 1" x 7' 4" (7.34m x 2.24m)

Conservatory

13' 1" x 9' 2" (3.99m x 2.79m)

Utility

7' 5" x 5' 3" (2.26m x 1.60m)

Shower Room

7' 10" x 6' 4" (2.39m x 1.93m)

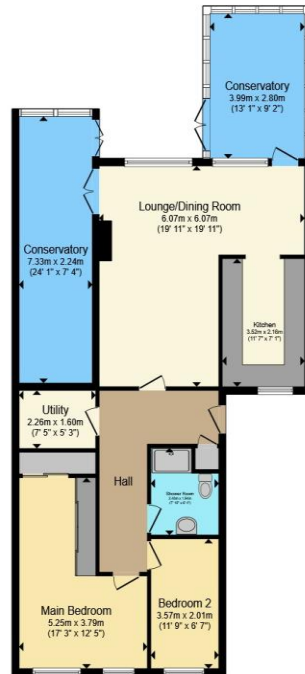
Main Bedroom

17' 3" x 12' 5" (5.26m x 3.78m)
Max Measurements

Bedroom 2

11' 9" x 6' 7" (3.58m x 2.01m)

Floorplan



Total floor area 84.5 sq.m. (910 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.focalagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

