

50 Lamble Close - Guide Price £200,000

Beck Row IP28 8AF

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £200,000

The Property

Located in the popular village of Beck Row, this delightful three-bedroom home on Lamble Close offers a great balance of comfort and practicality.

Upon entering, you are welcomed by a spacious reception room, creating a warm and inviting setting ideal for both everyday living and entertaining. The property features three well-proportioned double bedrooms, providing ample space for families or guests. An integral garage along with a separate utility area adds valuable convenience to the home.

The property has been freshly decorated throughout and benefits from new flooring in the W/C and shower room, along with a new carpet in the main bedroom, allowing buyers to move straight in with no work required.

"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 winning bidder will pay £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intellig

Features

- **THREE-BEDROOM HOME IN BECK ROW**
- **POPULAR AND WELL-REGARDED VILLAGE LOCATION**
- **SPACIOUS AND INVITING RECEPTION ROOM**
- **THREE WELL-PROPORTIONED DOUBLE BEDROOM**
- **FRESHLY DECORATED THROUGHOUT**
- **NEW FLOORING IN W/C AND SHOWER ROOM**
- **NEW CARPET IN MAIN BEDROOM**
- **INTEGRAL GARAGE AND SEPARATE UTILITY SPACE**
- **OFF-ROAD PARKING FOR UP TO THREE VEHICLES**
- **CALL SHIRES TO VIEW**



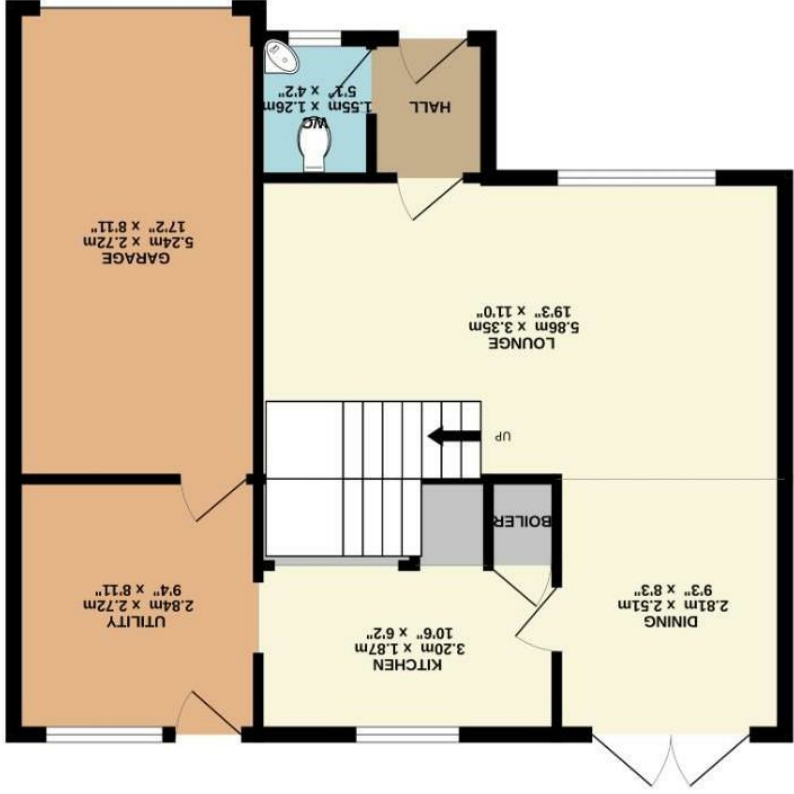


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

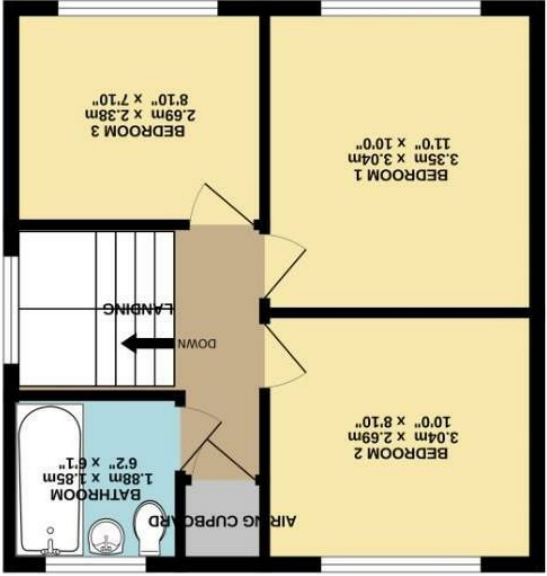
Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	
Net energy demand - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Net energy demand - lower running costs	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
 62.2 sq.m. (670 sq.ft.) approx.



1ST FLOOR
 36.2 sq.m. (390 sq.ft.) approx.



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