Grainge House The Green - By Auction £400,000

Thurlow Haverhill CB9 7JH

shires

Estate & Letting Agents

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By Auction £400,000

The Property

Situated in the picturesque village of Thurlow, this well-maintained detached three-bedroom property offers a fantastic opportunity for families or buyers seeking a peaceful countryside setting with practical living space.

The home features a spacious and light-filled reception room, two bathrooms, and three bedrooms. The layout is both functional and comfortable, with scope to personalise and make it your own.

Externally, the property boasts a large rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the tranquil surroundings. A green outlook and off-road parking for multiple cars adds to the appeal.

Located within easy reach of local amenities, schools, and transport links, this property combines the charm of village life with everyday convenience. Whether you're upsizing, relocating, or looking for a quieter lifestyle, this home is well worth viewing.

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.

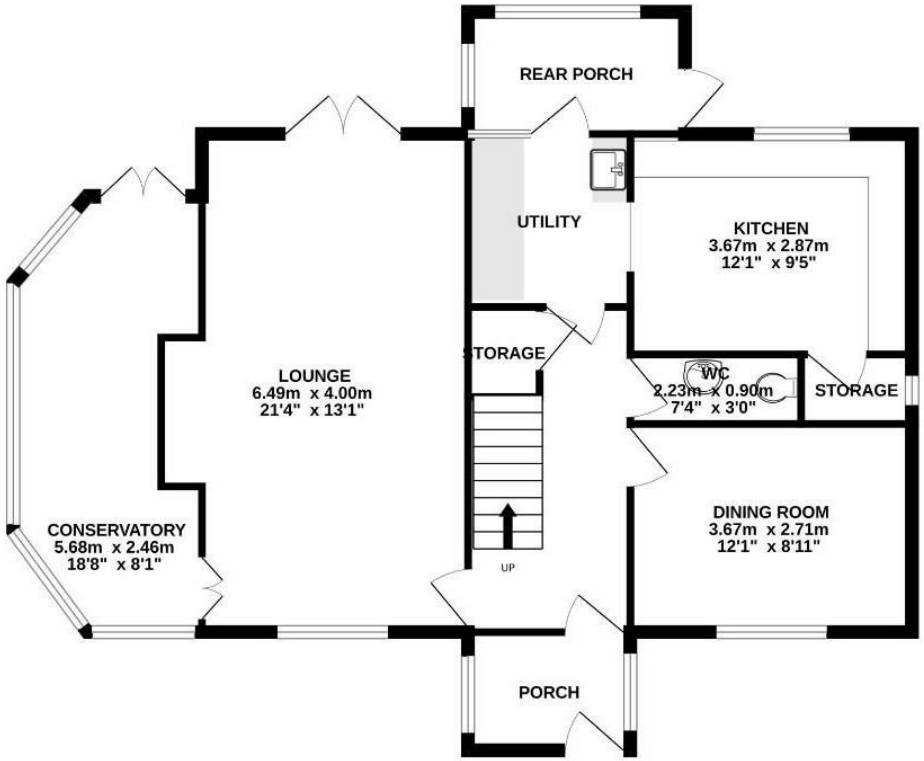
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Features

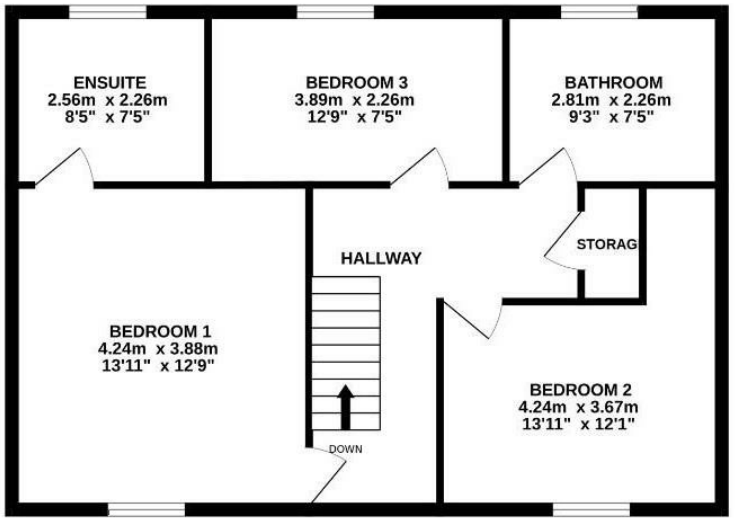
- DETACHED
- THREE BEDROOMS
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- GARAGE
- LARGE GARDEN
- POTENTIAL TO EXTEND (STPP)
- CONSERVATORY
- FREEHOLD
- DRIVEWAY

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.

GROUND FLOOR
80.7 sq.m. (868 sq.ft.) approx.



1ST FLOOR
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA : 140.7 sq.m. (1515 sq.ft.) approx.

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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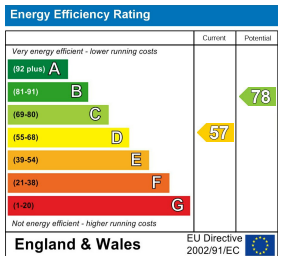

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