



## Hye View Sandrock Hill, Battle, TN33 9AY

Guide price £385,000



This beautiful Bungalow will be offered for sale within our auction which will be live stream on line please call 01636558200 for more details.

Contracts are to be exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price. In addition the buyer will be obliged to pay the buyers premium as agreed with the auctioneer at the time of exchange.

For your information (Due to Covid 19 Regulations)

Our auction will take place live – Streamed over the net. Directly from our Newark Office at 6pm on 4th May 2021.

You will be able to view the auction for free at <https://www.easyliveauction.com/auctions/> and search for NALC. In order to bid at the auction you will need to be pre registered. You can request registration forms by email to [info@nalcgroup.co.uk](mailto:info@nalcgroup.co.uk) or [Bridgett@nalcgroup.co.uk](mailto:Bridgett@nalcgroup.co.uk)

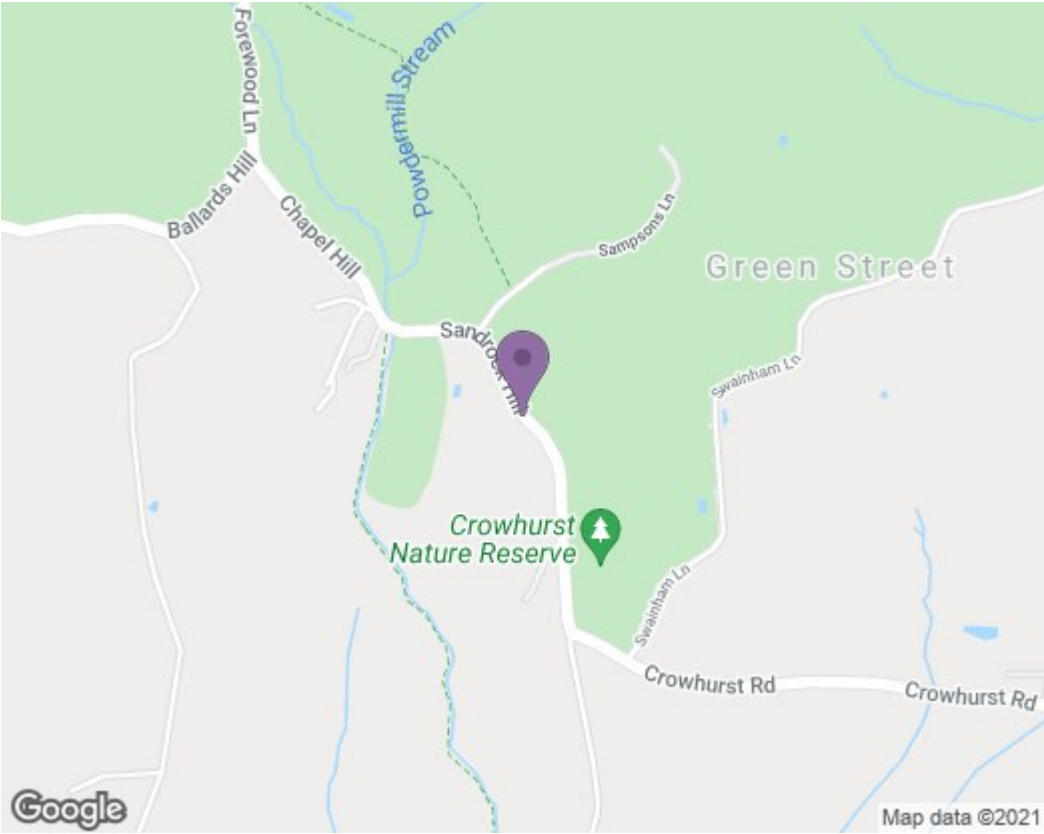
- Central heating
- UVPC windows
- Double glazing
- Country side views
- Local walk ways
- Modren kitchen
- Master bedroom
- Family bathroom
- Conservatory
- Gas boiler



### Viewing

Please contact our NALC Auctions Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.





| Energy Efficiency Rating  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs                     |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not energy efficient - higher running costs                     |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.