



24, Swan Street

Ashwell,
Hertfordshire, SG7 5NY
Freehold £295,000

country
properties

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000 ** End date 02/09/2024 13:00.** This characterful and surprisingly spacious Grade II listed, end terrace cottage located in the very heart of Ashwell on Swan Street. This charming period cottage offers 2 reception rooms on the ground floor alongside an attractive country kitchen and wine cellar. On the first floor are 3 bedrooms and a family bathroom, whilst externally there is a large garden laid to lawn with established beds and borders to the front, to the rear is private parking and an outbuilding with light and power. The property offers an abundance of lovely original character features with exposed beams, feature fireplaces and recently refurbished bathroom, offered to the market chain free, this wonderful village home must be viewed in person to be fully appreciated!

- Grade II Listed
- Character Features throughout
- Central Village Location
- 3 Bedrooms
- Off Road Parking and Outbuilding
- Wine Cellar
- Attractive Garden
- Chain Free!

Ground Floor

Lounge

13' 2" x 14' 7" (4.01m x 4.45m)

Dual aspect with window to front x 2 and window to side, radiator, fireplace with brick surround, under stairs cupboard, stairs to first floor.

Kitchen

18' 6" (Max) x 11' 7" (5.64m x 3.53m)

Dual aspect with Velux window & window to rear and window to side, radiator x 2, range of wall mounted and base level units with work surface over and inset sink with drainer, integral gas hob, oven/grill, space for fridge freezer, wall mounted boiler, door to dining room, floor hatch to cellar, external door to rear.

Dining Room

11' 3" x 11' 8" (3.43m x 3.56m)

Window to side aspect, radiator, feature

fireplace.

First Floor

Landing

Widow to front aspect, storage cupboard, doors to:

Bedroom 1

11' 4" x 11' 0" (3.45m x 3.35m)

Window to side aspect, radiator x 2, feature fireplace.

Bedroom 2

10' 4" x 9' 1" (3.15m x 2.77m)

Window to front aspect, radiator, built-in wardrobe.

Bedroom 3

8' 3" (Max) x 9' 7" (Max) (2.51m x 2.92m)

Window to side aspect, radiator.

Bathroom

Window to rear aspect, radiator, W.C, shower cubicle, bath, wash hand basin.

External

Front

Attractive, large front garden laid to lawn with established beds, borders and seating area.



Rear

Courtyard to rear, outbuilding with light and power, off road private parking space.

Auctioneers Additional Comments

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.

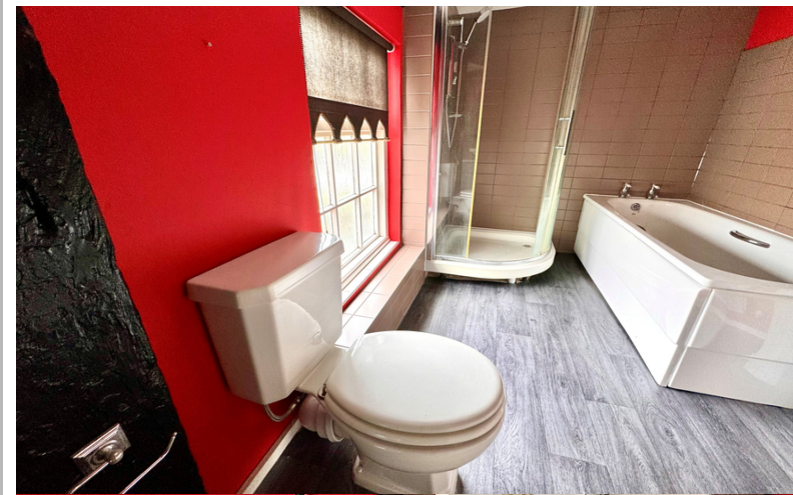
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal

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.

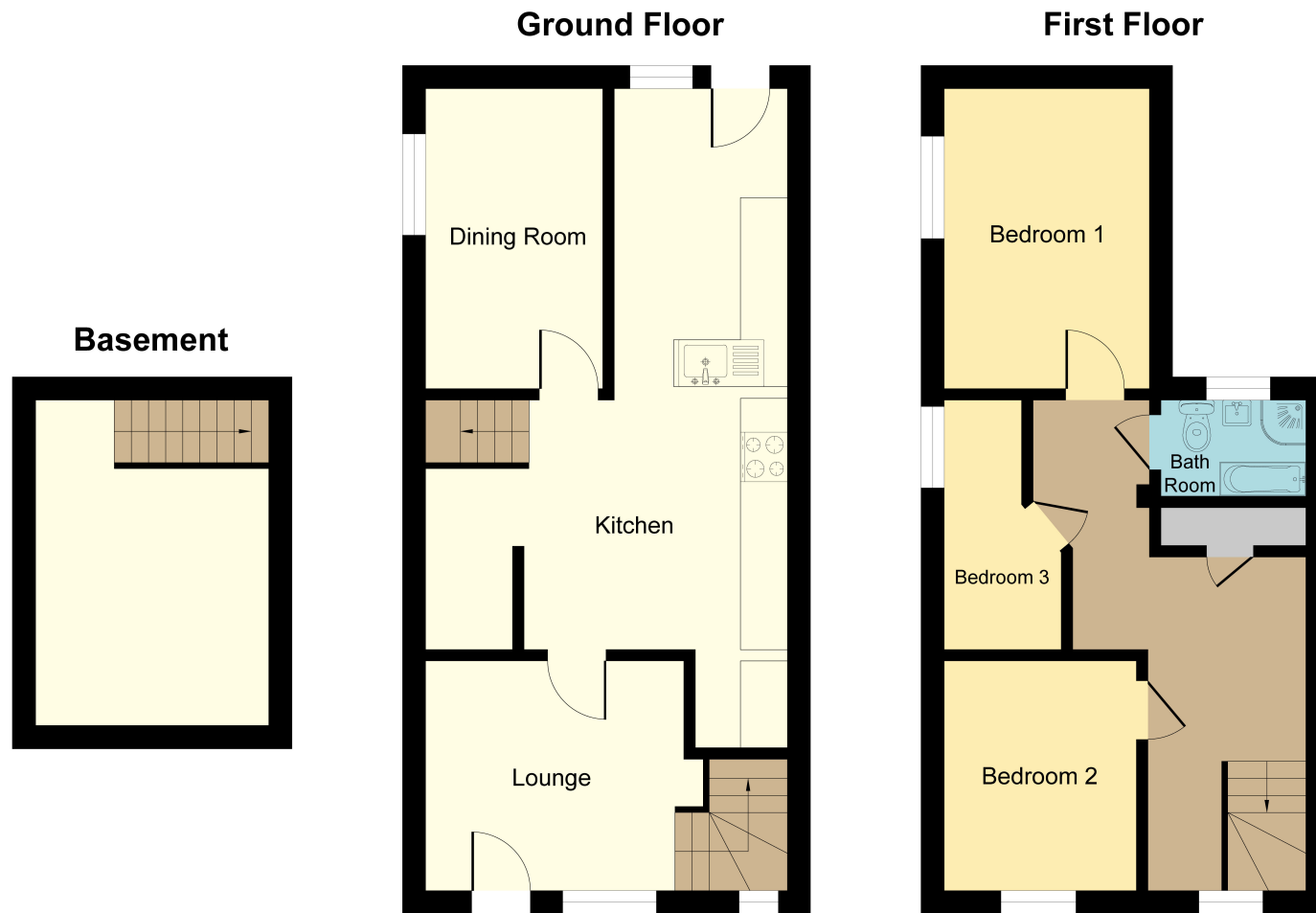
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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution 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.







All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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