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Cambridge



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Price £340,000

Pakenham Close, Cambridge







Leaders are delighted to welcome to the market this two bedroom semi detached house located on a no through road off the popular Union Lane. The property comprises of two double bedrooms, open plan reception room, kitchen, WC & Family Bathroom. There are mature, beautifully planted gardens to front and back and also the added benefit of off road parking to the rear of the property.

Entrance Hall

Lounge/Diner  
9'01 x 24'02

Kitchen  
7'25 x 11'89

Landing

Bedroom One  
12'85 x 10'82  
with built in wardrobes

Bedroom Two  
12'25 x 9'9

Family Bathroom

Garden

Off Road Parking

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

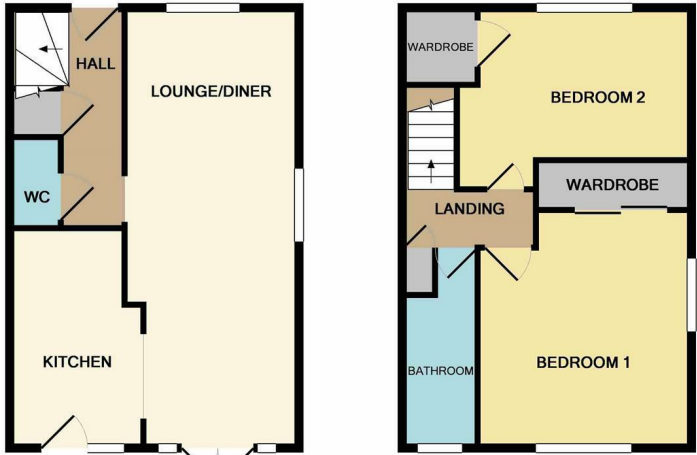
Auctioneer Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by London and South East Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price

EPC

The current owner has informed us that since the EPC was done they have made significant energy efficient upgrades such as:

- Cavity Wall Insulation
- Loft Insulation
- New Combi Boiler
- New Windows & Doors



GROUND FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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