



King Georges Close

Hitchin,
Hertfordshire, SG5 2UW
Guide Price £180,000

country
properties

- Being Sold by GOTO Online Auction
- Starting Bids from £220,000
- Buy It Now option available

This property is being offered for sale by the Modern Method of Auction. The successful buyer will have 56 working days to exchange and complete (the Reservation Period), allowing time to arrange mortgage finance where required.

If you are the successful bidder, you'll enter into a Reservation Agreement and pay a non-refundable Buyer's Premium. This secures the property, removes it from the market and helps provide greater certainty for both buyer and seller.

This property is subject to an undisclosed Reserve Price, which is typically no more than 10% above the Starting Bid.

For more information, please contact the agent or visit GOTO Online Auctions.

Auctioneer's Comments

The successful buyer will be required to pay the below non-refundable fees:

- Buyer's Premium: 3% of the purchase price plus VAT (subject to a minimum of £5,500 including VAT)
- Legal Pack Fee: £396.00 including VAT

The Buyer's Premium is payable in addition to the purchase price and may be taken into account when calculating Stamp Duty Land Tax (SDLT).

Material information:

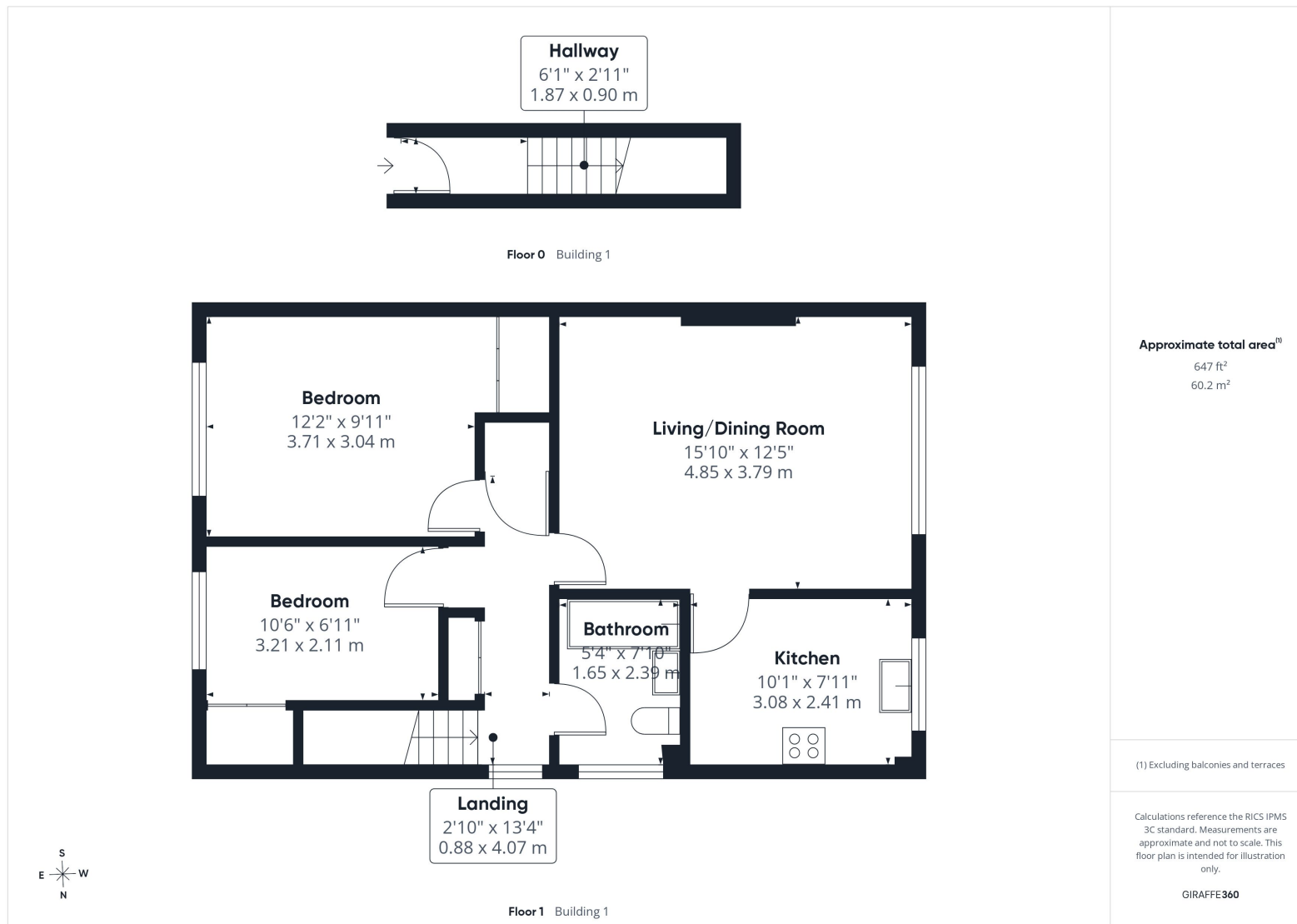
If you intend to purchase using mortgage finance, you should satisfy yourself that the property is suitable for the purposes for which you intend to use it and that it meets your lender's requirements to secure lending before bidding.

A Legal Pack is available for this property and should be reviewed carefully before bidding. Neither GOTO Group nor the estate agent accepts any responsibility or liability for the accuracy or completeness of the Legal Pack and shall not be liable for any loss or damage arising from any inaccuracies, omissions or errors contained within it. Buyers should review the Legal Pack carefully, carry out their own due diligence and obtain independent legal advice where appropriate before proceeding.

- Two bedroom maisonette
- Open plan living and dining area
- Family bathroom with bath and shower over
- Generous rear garden
- 1.0 mile, 22 mins walk to Hitchin town centre (as per Google Maps)
- 1.3 miles, 30 min walk to Hitchin train station (as per Google Maps)







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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