



## Bartholomew Street, Highfields

£200,000

Modern Method of Auction. A FOUR BEDROOM period terrace property offered with NO CHAIN. T & C's apply, Subject to Reserve Price, Buyers Fees Apply, Minimum of 10% Deposit Payable  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







### **Entrance Hall**

With wood effect laminate floor, stairs to first floor, radiator.

### **Reception Room One 12' 2" x 12' 0" (3.71m x 3.66m)**

With double glazed window to the front elevation, wood effect laminate floor, chimney breast, built-in meter cupboard, radiator.

### **Reception Room Two 12' 0" x 9' 3" (3.66m x 2.82m)**

With double glazed window to the rear elevation, chimney breast, wood effect laminate floor, radiator.

### **Kitchen 12' 0" x 7' 10" (3.66m x 2.39m)**

With double glazed window to the side elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, wall mounted boiler, open aspect leading to lobby.

### **Lobby**

With double glazed door to the rear garden, ceramic tiled floor.



### Ground Floor WC

With double glazed window to the rear elevation, ceramic tiled floor, low-level WC, radiator.

### First Floor Landing

With access to the following rooms:

#### Bedroom One 12' 0" x 12' 0" (3.66m x 3.66m)

With double glazed window to the front elevation, wood effect laminate floor, chimney breast, radiator.

#### Bedroom Two 12' 4" x 11' 10" (3.76m x 3.61m)

With double glazed window to the rear elevation, wood effect laminate floor, chimney breast, radiator.

#### Bedroom Three 9' 6" x 6' 2" (2.90m x 1.88m)

With double glazed window to the side elevation, radiator.

#### Bedroom Four 8' 10" x 6' 0" (2.69m x 1.83m)

With double glazed window to the front elevation, wood effect laminate floor, radiator.

#### Bathroom 6' 5" x 6' 3" (1.96m x 1.91m)

With double glazed window to the side elevation, ceramic tiled floor, bath with mixer shower tap, low-level WC, wash hand basin, tiled floor, chrome ladder towel rail/radiator.

### Rear Garden

Rear courtyard garden with outbuildings.

### Auction Notes

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 £300.00 including VAT for this pack which you must view before bidding.

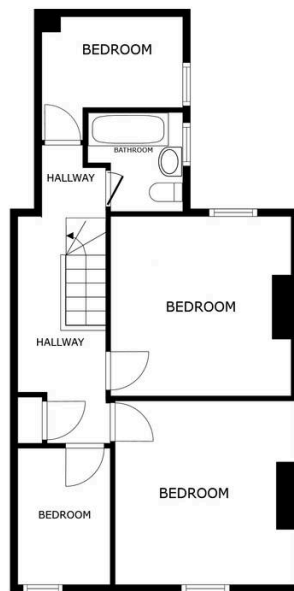
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.