



Aberdale Road, West Knighton

Guide Price £250,000

FOR SALE VIA MODERN AUCTION. This attractive traditional semi-detached property has been extended to provide a spacious family home with THREE RECEPTION ROOMS, THREE BEDROOMS and a low maintenance rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Porch

With internal door to the:

Entrance Hall

With stairs to the first flooring, storage cupboard and radiator.

WC

With a double glazed window to the side elevation, WC and a wash hand basin.

Reception Room One 13' 0" x 11' 3" (3.96m x 3.43m)

With a double-glazed bay window to the front elevation and a radiator.

Reception Room Two 14' 0" x 11' 0" (4.27m x 3.35m)

With patio doors to their third reception room/sun lounge, living flame effect gas fire with surround, TV point and a radiator.

Third Reception Room/ Sun Lounge 9' 10" x 7' 10" (3.00m x 2.39m)

With patio doors to the rear elevation and a radiator.



Kitchen 18' 8" x 10' 5" (5.69m x 3.18m)

With a double-glazed door to the rear elevation, double-glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, plumbing for a washing machine and a radiator.

First Floor Landing

With a double-glazed window to the side elevation, loft access with a pull-down ladder leading to a boarded loft with boiler and lighting.

Bedroom One 13' 4" x 10' 8" (4.06m x 3.25m)

With a double-glazed bay window to the front elevation, sliding fitted wardrobes and a radiator.

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

With a double-glazed window to the rear elevation, sliding fitted wardrobes and a radiator.

Bedroom Three 7' 8" x 6' 8" (2.34m x 2.03m)

With a double glazed window to the front elevation and a radiator.

Bathroom 7' 7" x 6' 3" (2.31m x 1.91m)

With a double-glazed window to the rear elevation, bath with electric shower over, wash hand basin, WC, tiled wall and a heated chrome towel rail.

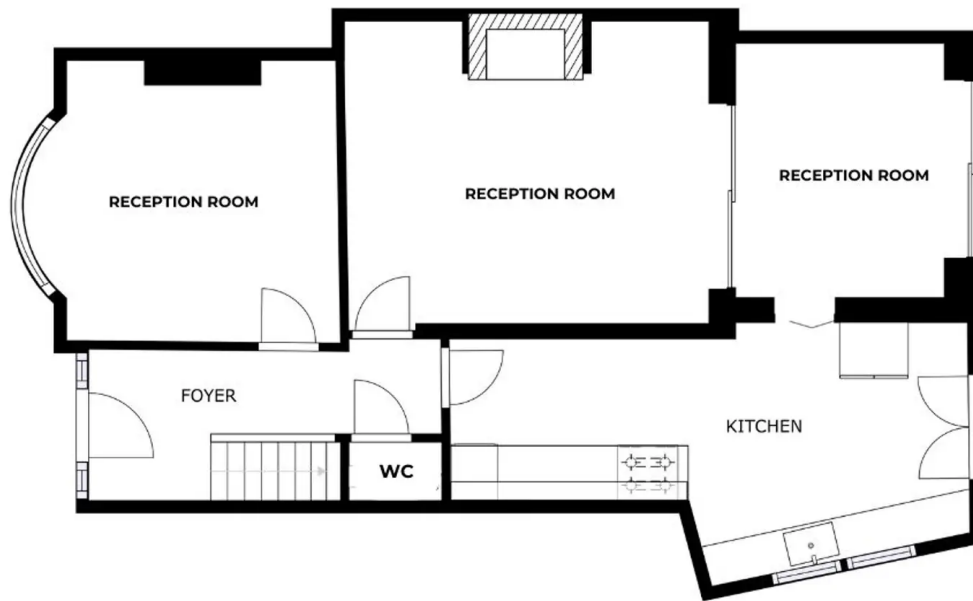
Rear Garden

With a generous sized block paved patio area, lawn and fencing to the perimeter.

Auctioneer Comments

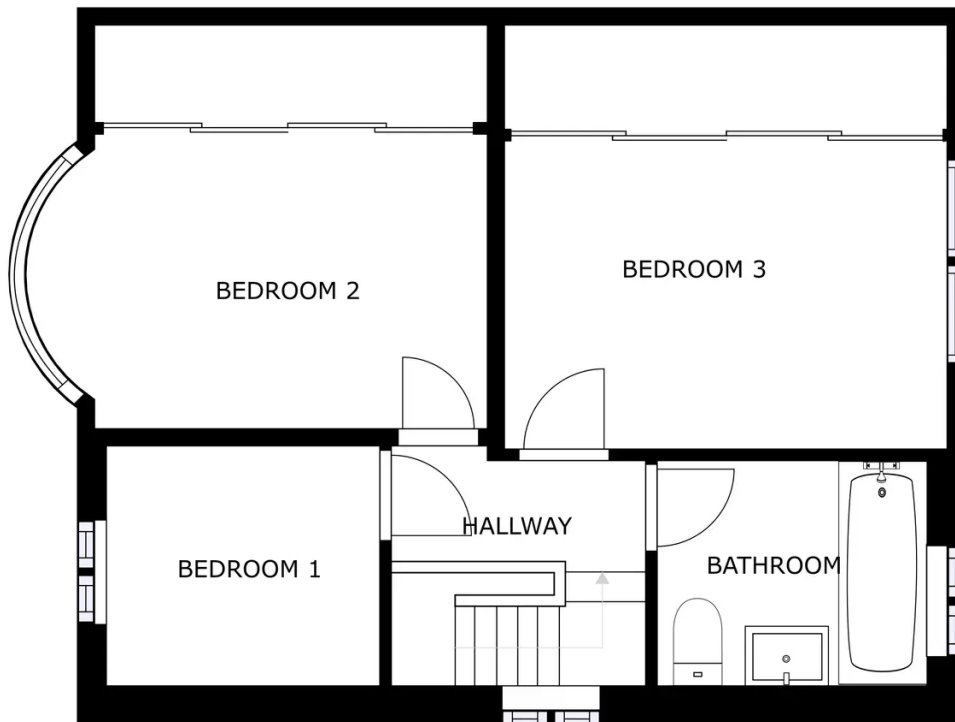
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 68.7 m², SECOND FLOOR: 49.3 m²
 TOTAL: 118 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 68.7 m², SECOND FLOOR: 49.3 m²
 TOTAL: 118 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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