



* AUCTION END DATE WEDNESDAY 21ST AUGUST AT 14.00 *

This three bedroom semi-detached home occupies a generous corner plot with driveway parking to the side. Internally there are three bedrooms upstairs with the ground floor providing a large reception room, kitchen diner and shower room. The property is ideally located for easy access to Junction 11 of the M4 and local greenery's. Viewings recommended.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Auction end date 21st of August
- Three bedroom house
- Opportunity to improve
- Ideal investment for rental
- Generous plot
- Downstairs shower room



Council tax band

Council-

Auction Process

For Sale Via Haslams Online Auction powered by Bamboo Auctions.

Auction end date and time: *21st of August*

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Additional information:

Parking

There is driveway parking available at the property.

Part B

Property construction - Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

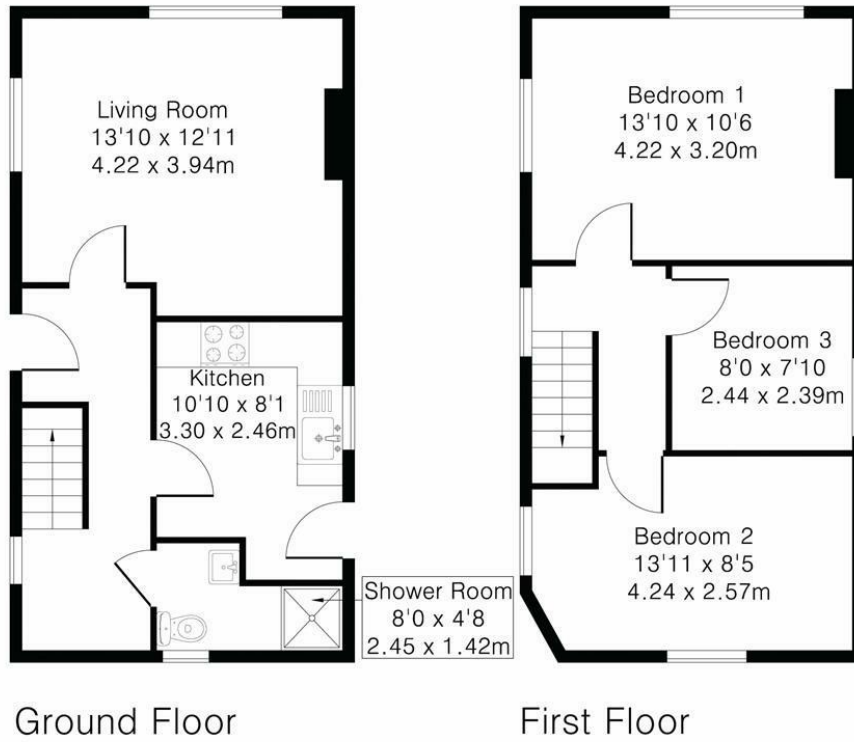
Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

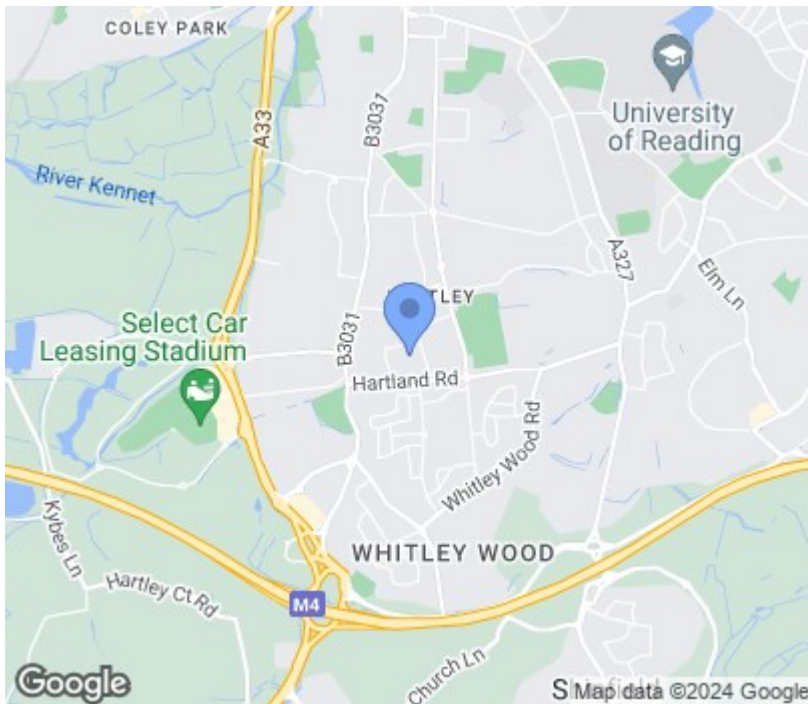
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 756 sq ft – 70 sq m
 Ground Floor Area 378 sq ft – 35 sq m
 First Floor Area 378 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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sales@haslams.net
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.