



Avon Dale, Newport

Guide price £190,000



Freehold | EPC rating: C

- Modern Method of Auction
- Driveway Parking
- Excellent Local Schools

- Highly Desirable Location
- Conservatory
- Freehold

BELVOIR!

Property is personal

Email
telford@belvoir.co.uk

Phone
01952 258562

Description

Delightful three bedroom detached house located in the highly desirable location of Newport, Shropshire. Set in a mature private housing estate, the location affords short walks to centre of town, Waitrose supermarket, High Street shops and excellent schools.

There is a drive for two cars at the front of the property and a single garage. Entrance into the property into small porch and opens into large carpeted living room and then into a fully fitted kitchen with dining area, gas hob and electric cooker. Good sized utility and downstairs WC. A large conservatory with tiled flooring which can be used and a dining room opens into easy to manage enclosed back garden with decking. Property has full gas central heating and UPVC windows throughout. There are three good sized bedroom, two are doubles. A family bathroom with shower over bath. Freehold / Council Tax Band C / EPC Rating C

Auctioneer Comments - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). 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 £6,600.00 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.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you.

Floorplan



Rooms

Entry

1.25m x 1.42m (4'1" x 4'8")

Kitchen Diner

3.15m x 4.39m (10'4" x 14'5")

Living Room

4.16m x 4.43m (13'7" x 14'6")

Bedroom One

2.57m x 3.67m (8'5" x 12'0")

Bedroom Two

2.58m x 3.27m (8'6" x 10'8")

Bedroom Three

1.79m x 2.67m (5'11" x 8'10")

Landing

1.78m x 2.9m (5'10" x 9'6")

Bathroom

1.79m x 1.94m (5'11" x 6'5")

Sunroom

2.74m x 4.36m (9'0" x 14'4")

Photographs



