



Chiltern Gardens, Dawley, Telford

Guide price £110,000



 4  2  1

Freehold | EPC rating: C

- Modern Method Of Auction Sale
- Non Standard Construction
- Close to Dawley Town Centre

- NO UPWARDS CHAIN
- Requires Modernisation
- 4 Good Sized Double Bedrooms

BELVOIR!

Property is personal

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Description

Welcome to Chiltern Gardens, a spacious four-bedroom three storey town house, which is being sold through the modern method of auction. Nestled in a popular residential area close to local amenities and within walking distance to Dawley Town Centre.

This would benefit from a from modernisation throughout.

Step inside to discover a well-laid-out living space, the ground floor features a good sized living room, a kitchen diner and storage cupboard and a convenient WC. Ascending to the first floor, two double bedrooms and a convenient shower room.

Rising to the second floor two generous sized double bedrooms, one of which has a storage cupboard and a further bathroom completes this floor.

The layout of the property can be versatile to suit your lifestyle, the downstairs lounge was originally used as a Bedroom and the bedroom on the front aspect of the middle floor has also been used as a lounge.

Externally there is a front garden and a rear garden with a lean to and a garage.

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.

Freehold / Council Tax Band A / EPC Rating C

Floorplan



Rooms

Hallway

0.89m x 6.56m (2'11" x 21'6")

Living Room

2.64m x 4.04m (8'8" x 13'4")

Kitchen Diner

3.82m x 4.01m (12'6" x 13'2")

WC

0.81m x 1.74m (2'8" x 5'8")

Sun Room

2.26m x 2.28m (7'5" x 7'6")

First Floor Landing

1.77m x 4.74m (5'10" x 15'7")

Bedroom One

2.94m x 4.95m (9'7" x 16'2")

Bedroom Two

3.5m x 4.02m (11'6" x 13'2")

Bedroom Three

3.2m x 3.5m (10'6" x 11'6")

Bedroom Four

2.99m x 4.02m (9'10" x 13'2")

Second Floor Landing

1.77
1.77m x 4.74m (5'10" x 15'7")

Shower Room

1.64m x 1.75m (5'5" x 5'8")

Photographs



