



THE NABB

ST GEORGES | TF2 9BY



FOR SALE
Auction Guide Price
£225,000
Freehold



- New Build Three Bedroom Detached Bungalow
- Sought After Established Location with Good Local Amenities
- Small Development of Just 3 Bungalows
- Lounge/Dining Room & Separate Kitchen
- Bathroom
- Inner Hallway & Entrance Porch
- Driveway Parking & Landscaped Gardens
- For More Details Contact Mannleys



Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Guide Price £225,000 * Plus 5% Buyers Premium + VAT For sale by unconditional online auction.

Superb opportunity to purchase one of these three bedroom detached new build bungalows on this small development of just 3 new-build bungalows. The development is located in this popular established location that benefits from great local amenities and benefits from a lovely tucked away position.

The bungalows will comprise; lounge/dining room, fitted kitchen, three bedrooms and a bathroom. Incentives available. For more details contact Mannleys.



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UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated). Pre Auction Offers Are Considered The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.



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To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us. Special Conditions Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion.

The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



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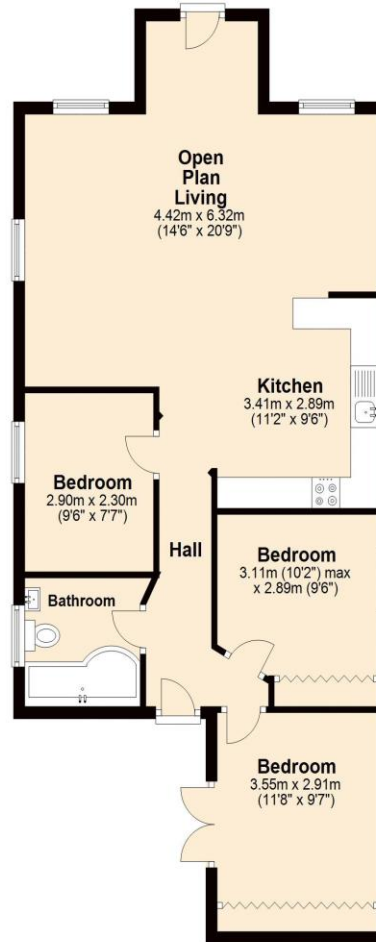
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Ground Floor
Approx. 74.3 sq. metres (800.2 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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