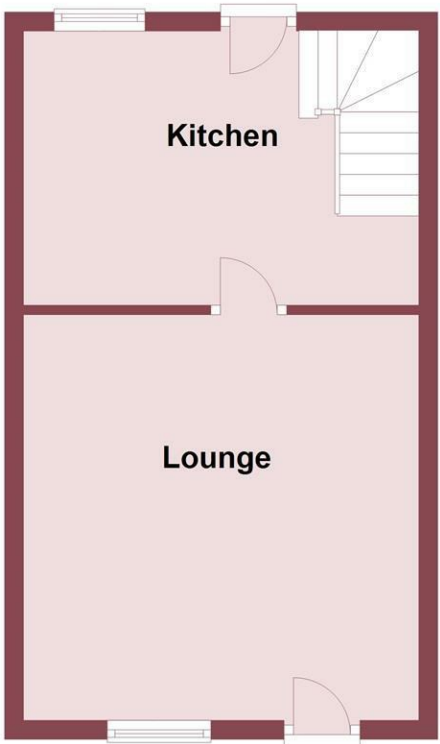
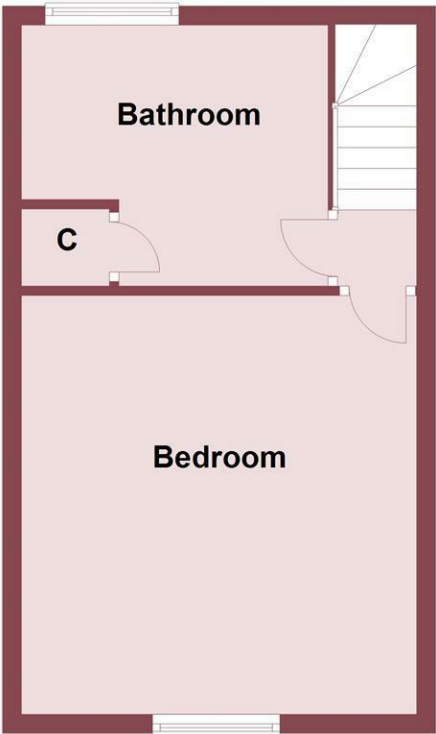




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Poplar Weint, Neston, CH64 3RR

£80,000

1 Bedroom 1 Reception 1 Bathroom F

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Hewitt Adams is delighted to showcase this one bedroom, sandstone end terraced cottage on Poplar Weint which is located in an extremely sought-after area of Neston, just a couple of minutes walk from the town centre which offers a wonderful range of amenities, useful transport links and outstanding local schooling. The property requires a scheme of improvements but really could be a wonderful home.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is available to cash buyers only.

The accommodation briefly comprises of; Lounge, kitchen/breakfast room, one spacious bedroom and a generous sized bathroom.

Externally, to the front of the property there is a paved entrance with a low-level wall boundary. The rear of the property has a southerly aspect garden which is low maintenance, fenced boundaries,

Lounge

12'03 x 11'11 (3.73m x 3.63m)

Timber front door to lounge, central heating radiator, window to front aspect, open fireplace, door to kitchen;

Kitchen

11'11 x 10'03 (3.63m x 3.12m)

Range of cupboards, space for appliances, stairs to first floor, stable door and window to rear elevation.

Bedroom 1

12'03 x 12'01 (3.73m x 3.68m)

Window to front elevation, central heating radiator.

Shower Room

9'02 x 8'09 (2.79m x 2.67m)

Comprising; WC, wash hand basin, large walk in shower, window to rear aspect, central heating radiator, storage cupboard housing newly installed boiler.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance

with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

