

# Connells





### Property Description

Welcome to this well-presented three-bedroom mid-terrace home, offering spacious and modern living in a desirable location.

The heart of the home is the airy kitchen-diner, providing the perfect space for family meals and entertaining. The kitchen is fitted with ample storage and workspace.

The property features a comfortable living room, ideal for relaxing, and three well-proportioned bedrooms, offering versatility for families, professionals, or those working from home. A family bathroom completes the upstairs accommodation.

Externally, the home benefits from off-road parking, ensuring convenience, and a private rear garden, perfect for outdoor enjoyment.

This fantastic home is perfect for first-time buyers, families, or investors. Contact us today to arrange a viewing!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### To The Front

Block paved driveway providing off road parking, lawned area and pathway to front door.

### Entrance Porch

Double glazed door and windows to the front and side elevation, wood effect flooring and door into;

### Lounge

14' 7" x 14' 7" ( 4.45m x 4.45m )  
Stairs to first floor, radiator, double glazed french doors to the rear elevation with side panels.

### Kitchen

14' 7" x 9' 5" ( 4.45m x 2.87m )  
Two double glazed windows to the front elevation, a range of wall and base units, worktops with inset sink/drainer, inset oven, gas hob and cooker hood, radiator.



## Landing

Doors to bedrooms and bathroom, loft access (part boarded and insulated)

## Bedroom One

14' 1" into wardrobes x 8' 7" ( 4.29m into wardrobes x 2.62m )

Double glazed window to the rear elevation, fitted wardrobes and radiator.

## Bedroom Two

10' 9" x 8' 8" ( 3.28m x 2.64m )

Double glazed window to the front elevation and radiator.

## Bedroom Three

8' x 5' 10" ( 2.44m x 1.78m )

Double glazed window to the rear elevation and radiator.

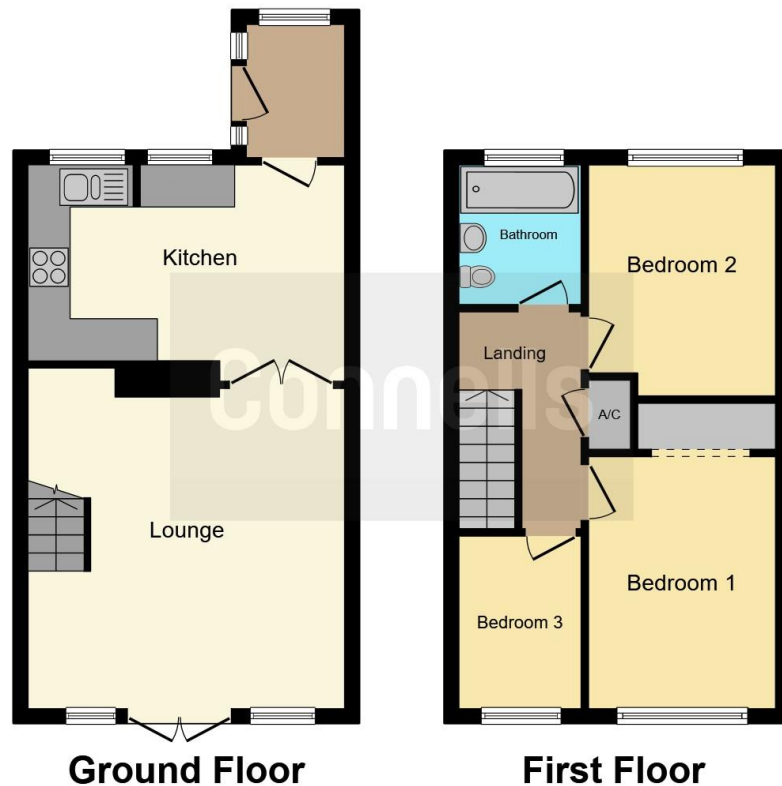
## Bathroom

Double glazed window to the front elevation, part tiled with suite comprising; bath with shower over, wash hand basin, wc, wood effect flooring and radiator.

## Rear Garden

Paved patio to the rear leading to the lawn and garden shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/SBR312673](http://connells.co.uk/Property/SBR312673)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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