





Property Description

An exciting first time buy or investment opportunity being sold using our modern method of sale, this three bedroom property comes offered with no upward chain!

In brief this property benefits from having off road parking, a private rear garden, spacious lounge, a kitchen with space for dining, three good sized bedrooms and a family bathroom.

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.

Ground Floor

Hallway

Having a double glazed front entrance door, stairs leading to the first floor and doors leading to the lounge and kitchen.

Lounge

12' 9" x 13' 9" (3.89m x 4.19m)
Having a double glazed window to the front aspect, carpeted flooring and a ceiling light point.

Kitchen

19' 2" x 13' 9" (5.84m x 4.19m)
Having a double glazed window to the rear aspect, an under stairs storage cupboard, sliding doors leading to the rear garden, wall base and drawer units with laminate worktops over, plumbing for utilities, space for appliances, cooker hood, sink with drainer and tiled flooring.

First Floor

Landing

Having carpeted flooring, ceiling light point and doors leading to the bedrooms and bathroom.

Bedroom One

13' 2" MAX x 12' 7" MAX (4.01m MAX x 3.84m MAX)

Having a double glazed window to the front aspect, carpeted flooring and ceiling light point.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Having a double glazed window to the rear aspect, carpeted flooring and a ceiling light point.

Bedroom Three

6' 9" x 7' 8" (2.06m x 2.34m)

Having a double glazed window to the rear aspect, carpeted flooring and a ceiling light point.

Bathroom

Having a double glazed window to the rear aspect, tiled walls, vinyl flooring, bath with shower over, WC, wash hand basin and a ceiling light point.

Outside

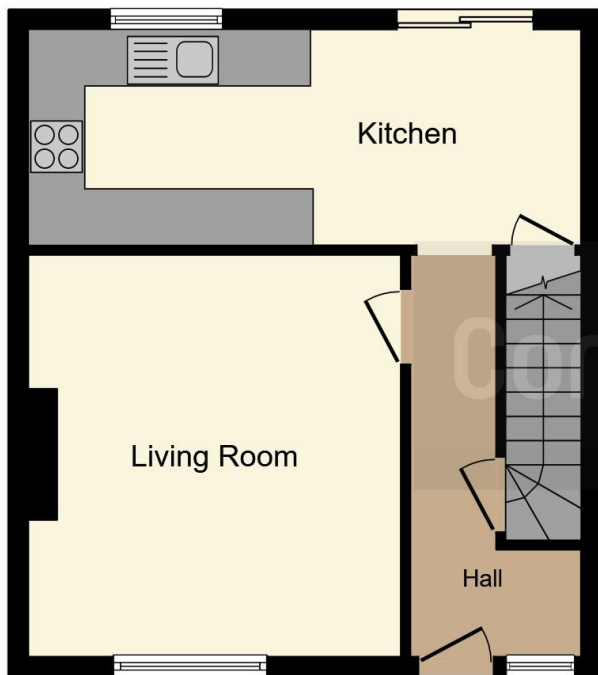
Front:

Having a concrete driveway providing parking for multiple vehicles.

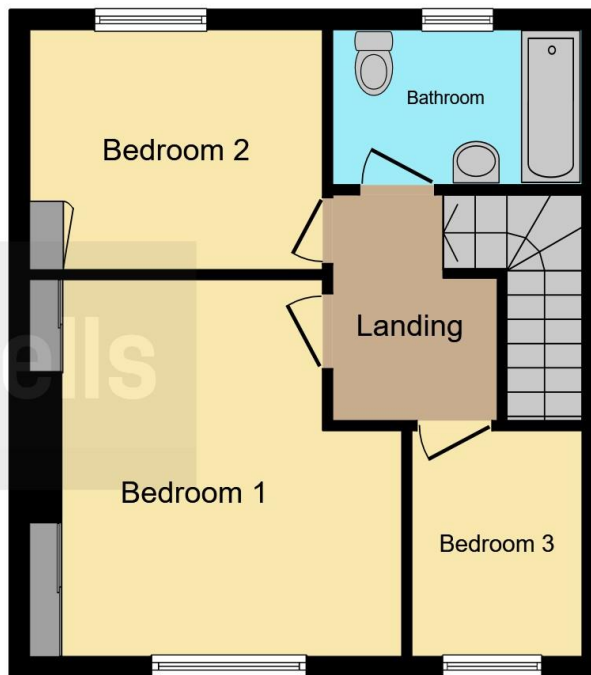
Rear:

Being a private fenced rear garden with a lawn and borders containing shrubs and bushes.





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: A

view this property online connells.co.uk/Property/WED311366



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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