





## Property Description

This spacious four bedroom end terraced property is in need of some modernisation and perfect for investors. In brief the property comprises of entrance hall, reception room one, reception room two, kitchen, downstairs bathroom, first floor landing, four bedrooms, upstairs wc and rear garden. Viewings are recommended.

## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Access Via

A front door leading into:

## Entrance Hall

Having storage cupboard and doors to:

## Reception Room One

21' 4" x 12' 11" ( 6.50m x 3.94m )

Having two double double glazed windows to the side, radiator, metre cupboard and door for side access.

## Reception Room Two

21' 2" x 12' 8" ( 6.45m x 3.86m )

Having double glazed windows to front, two radiators, metre cupboard, door to kitchen and stairs rising to first floor.

## Kitchen

15' 1" x 11' ( 4.60m x 3.35m )

Having double glazed window to rear, wall and base units with work surfaces over, stainless steel sink drainer, space for appliances, radiator, door to bathroom and rear garden

## Downstairs Bathroom

Having double glazed window to rear, bath, wc, wash hand basin and radiator

## First Floor

## Landing

Having doors to:

## Bedroom One

12' 9" x 10' 10" ( 3.89m x 3.30m )

Having double glazed window to side and radiator

## Bedroom Two

10' x 11' 2" ( 3.05m x 3.40m )

Having double glazed window to front, fitted wardrobes and radiator

## Bedroom Three

13' x 10' 1" ( 3.96m x 3.07m )

Having double glazed window to side and radiator

## Bedroom Four

10' 8" x 12' 10" ( 3.25m x 3.91m )

Having double glazed window to the side and radiator

## Upstairs Wc

Having wc and wash hand basin

## Outside

To the rear of the property is a slabbed patio area and garage.









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: D**

**view this property online [connells.co.uk/Property/WSL317027](http://connells.co.uk/Property/WSL317027)**

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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