





### Property Description

Benefiting from no upward chain, this traditional style two bedroom end terraced property is conveniently located close to local amenities and transport links and briefly comprises of two reception rooms, fitted kitchen, downstairs wc and two bedrooms and bathroom on the first floor

### 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.

### Access Via

Front door leading into

### Hallway

Having radiator and doors into

### Dining Room

8' 11" Max x 13' 6" Max ( 2.72m Max x 4.11m Max )

Having double glazed bay window to the front, meter cupboard and radiator

### Living Room

15' 4" Max x 12' 4" Max ( 4.67m Max x 3.76m Max )

Having double glazed window to the rear, door to stairs to first floor, radiator and door into

## Kitchen

10' 11" x 6' 9" ( 3.33m x 2.06m )

Having a double glazed window to the side, fitted base units with work-tops over, stainless steel sink and drainer, space for appliances, radiator, double glazed door to rear garden and door to rear lobby having further door to WC.

## First Floor

## Landing

Having doors into:

## Bedroom One

11' 5" Max x 12' 4" Max ( 3.48m Max x 3.76m Max )

Having double glazed window to the front and radiator

## Bedroom Two

9' 7" Max x 12' 4" Max ( 2.92m Max x 3.76m Max )

Having double glazed window to the rear, storage cupboard with loft access and radiator

## Bathroom

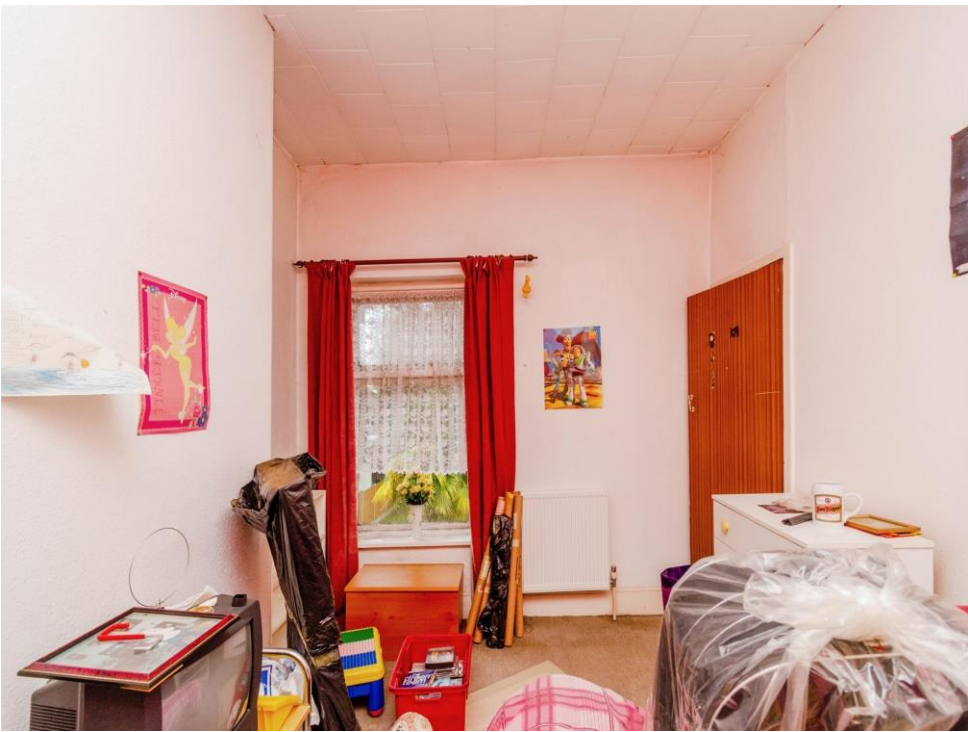
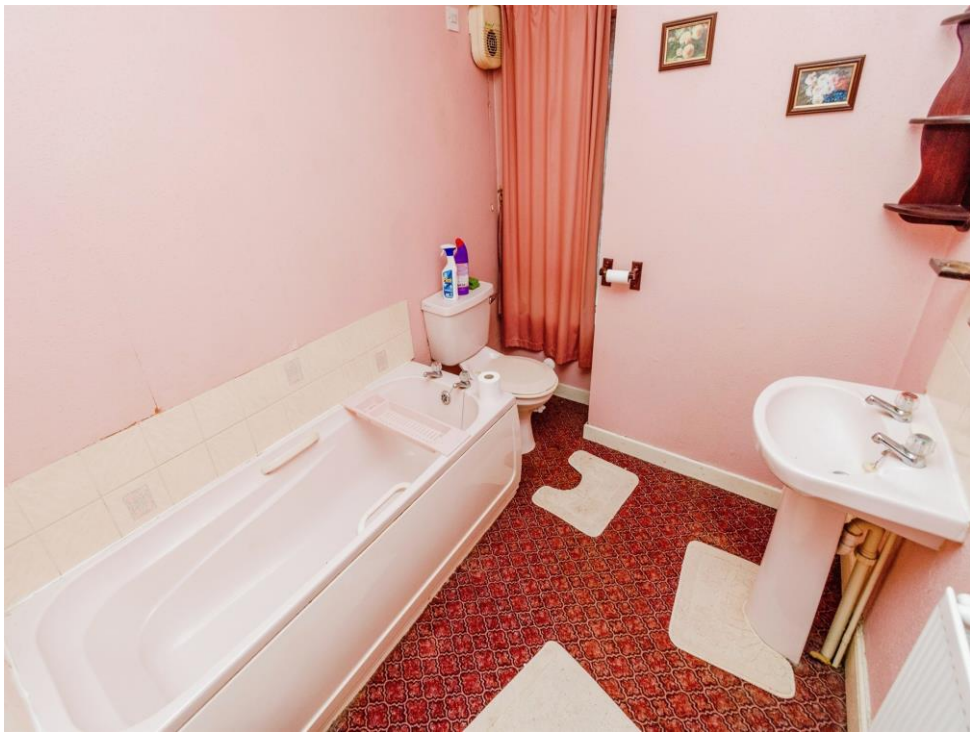
Having double glazed window to the rear, bath with shower over, wc, hand wash basin, storage cupboard housing the boiler and radiator.

## Outside

To the front of the property is a concrete yard area

To the rear of the property is a yard area leading to the garden









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)

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**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL317359](http://connells.co.uk/Property/WSL317359)



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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