



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.

Entrance Hall

Cloakroom

Lounge

17' 4" x 11' 9" (5.28m x 3.58m)

Kitchen

10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom

13' 10" x 10' (4.22m x 3.05m)

Bedroom

10' 5" x 9' 11" (3.17m x 3.02m)

Bathroom

Front Garden

Rear Garden



Property Description

Perfect for first time buyers, right sizers or investment buyers the well-presented accommodation includes 17ft lounge, 10ft kitchen, hall with built in storage plus two double bedrooms with direct access to garden from the master bedroom. Henbury is largely populated by pensioners and young families living in this historic area. The Village Hall is a Grade II listed building that was previously a school. The Henbury Lodge Hotel dates back to 1600, while the Church of St Mary the Virgin is even older, with the tower tracing its roots all the way back to the early 13th century

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.

Parking

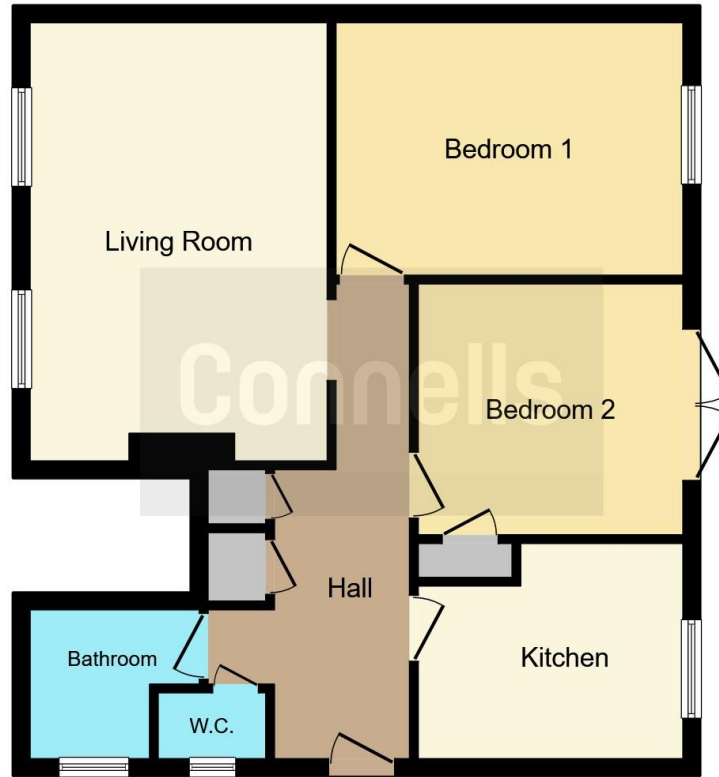
Outbuilding

Agents Note

Vendor tells us that they pay £164 a month on council tax but is not charged extra for ground rent or service charge.







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

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold

To view this property please contact Connells on

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[view this property online connells.co.uk/Property/WOT308673](https://connells.co.uk/Property/WOT308673)

EPC Rating: C

Tenure: Leasehold

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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