

for sale

guide price **£140,000**



Cheaton Close Leominster HR6 8EN

This three bedroom end of terrace home is situated on the Northern side of Leominster town. The home is located within walking distance of Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurants and schooling. Close by are attractive walks over open playing fields and riverside. Being sold to investors only as the home is being sold with tenant in situ. This great sized property briefly comprises: allocated parking, front garden entrance hall, lounge, kitchen/dining room, first floor landing, three bedrooms, bathroom and garden to the rear.

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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.

Approach

Allocated parking to the side of the home. To the front you have a great size lawn area which has fencing to the boarders and the door to the front gives access to the entrance hall.

Entrance Hall

Double glazed door to front, central heating radiator, storage cupboard, ceiling light point stairs leading to the first floor landing and doors to the following.

Lounge

13' 4" max x 11' 4" (4.06m max x 3.45m)

Double glazed window to front elevation, ceiling light point and central heating radiator.



Kitchen

17' 6" x 9' 8" (5.33m x 2.95m)

Fitted kitchen with wooden wall and base units with one bowl sink and drainer and splash back tiling to the walls, integrated electric oven, hob and cooker hood over, plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window to rear elevation, ceiling light point, central heating radiator and double-glazed door to the rear giving access to the conservatory.

Conservatory

18' 2" x 6' (5.54m x 1.83m)

Double glazed window to rear elevation and ceiling light point.

Landing

Loft access, ceiling light point, airing cupboard and doors leading to the following.

Bedroom One

11' 6" max x 8' 9" (3.51m max x 2.67m)

Double glazed window to front elevation, ceiling light point and central heating radiator.

Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

Bedroom Three

8' 7" x 6' 10" (2.62m x 2.08m)

Double glazed window to front elevation, ceiling light point and central heating radiator.

Bathroom

A white suite briefly comprising: bath with mixer taps and shower over head, wash hand basin, low level W.C, part tiling to walls, central heating radiator, ceiling light point and double glazed obscure window to rear elevation.

Rear Garden

A great size garden to the rear which is mainly laid to lawn and has fencing to the borders.





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

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Property Ref: HER315588 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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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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