



Connells

Astwood Road
Worcester



Property Description

An end-terrace house, located on the sought-after Astwood Road in Worcester. While in need of modernisation, the property offers a spacious layout. The property comprises of; four bedrooms, two reception rooms, bathroom, kitchen and a cellar. The property benefits from having a spacious rear garden.

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

Entrance Hall

To the side of the property is the front door leading into the entrance hall.

Living Room

12' 4" x 10' 5" (3.76m x 3.17m)
Front facing double glazed bay window, ceiling light, fireplace and carpet flooring.

Lounge

12' 5" x 11' 10" (3.78m x 3.61m)
Rear facing double glazed window, ceiling light and carpet flooring.

Door leading through to the kitchen.

Kitchen

7' 3" x 15' 5" (2.21m x 4.70m)
Side facing double glazed window, ceiling light, fitted kitchen in need of replacement and a rear door leading to the rear garden.

Cellar

12' 3" x 12' 11" (3.73m x 3.94m)
Ceiling light.

First Floor

Bedroom Three

Front facing double glazed window, ceiling light, fireplace and carpet flooring.

Bedroom Four

Rear facing double glazed window, ceiling light and carpet flooring.

Bathroom

Rear facing double glazed window, ceiling light, bath with shower overhead, W.C, wash hand basin and part tiled walls.

Second Floor

Bedroom One

Rear facing double glazed window, ceiling light and carpet flooring.

(Restricted head height.)

Bedroom Two

Front facing double glazed window, fireplace, ceiling light and carpet flooring.

(Restricted head height.)

Outside

Outside Front

There are steps leading up to the front of the house. The front door can be found at the side of the property.

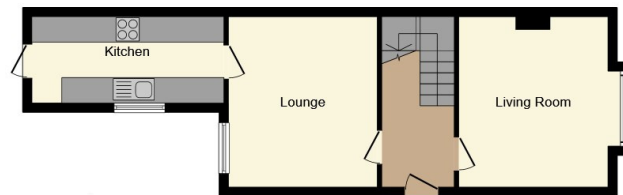
Outside Rear

To the rear of the property is a mainly laid to lawn garden with a path leading up to the rear of the garden.

Services

All main services are connected to the property.

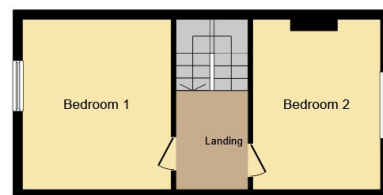




Ground Floor



First Floor



Second 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

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EPC Rating: E

view this property online connells.co.uk/Property/WOR314248



Tenure: Freehold



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