



Tramore, Sandon Bank, Stafford. ST18 9TB

welcome to

Tramore, Sandon Bank, Stafford

Guide Price £500,000 FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS

www.barnardmarcusauctions.co.uk 12TH SEPTEMBER 2024 at 9:30am. RARE OPPORTUNITY for development/improvement of this Detached Bungalow.



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 inspectors. Powered by www.focalagent.com

Access to the property is gained via gate leading to driveway and to:

Open Car Port:

With windows to the side elevation; steps leading up to:

Entrance Door:

Leading into:

Hallway:

With doors off to:

Lounge:

Having fireplace; two central heating radiators; window to the front and side elevations.

Kitchen:

Comprising stainless steel sink and drainer set in a base unit; further base and wall units; work surface; point for cooker; plumbing for washing machine; window to the front elevation; door leading to side elevation.

Wet Room:

With window to the side elevation; shower unit.

Separate W C:

With window to the side elevation; w.c..

Bedroom One:

Having window to the rear elevation; central heating radiator.

Bedroom Two:

Having window to the rear elevation; central heating radiator.

Bedroom Three:

Having window to the front elevation looking into car port; central heating radiator.

Gardens:

To the front gated access leads to the driveway which provides off road parking for several vehicles, paved area and lawned area with fence, hedge and stone wall boundaries. Side garden area with oil tank.

Please Note:

Council Tax Band D

Photographs may have been taken using a wide angle lens.

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE

Conditions Of Sale:

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice:

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices:

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note:

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



view this property online bagshawsresidential.co.uk/Property/UTR109336



welcome to

Tramore Sandon Bank, Stafford

- For Sale by Auction Guide Price £500,000
- HUGE POTENTIAL subject to the necessary consents/planning permissions
- RARELY AVAILABLE & POPULAR LOCATION
- Three Bedrooms. Lounge. Kitchen. Wet Room. Separate WC
- Good Sized Plot

Tenure: Freehold EPC Rating: E

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109336 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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