

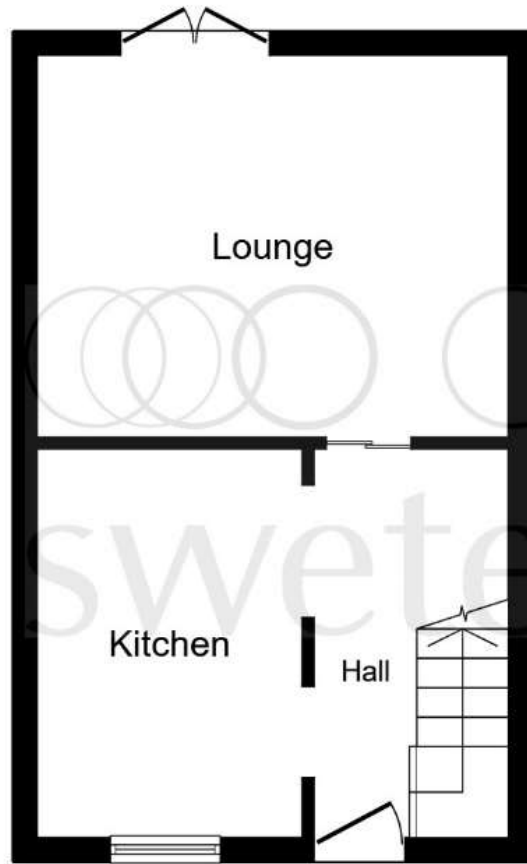


**Eversley Park, Chester CH2 2AJ**

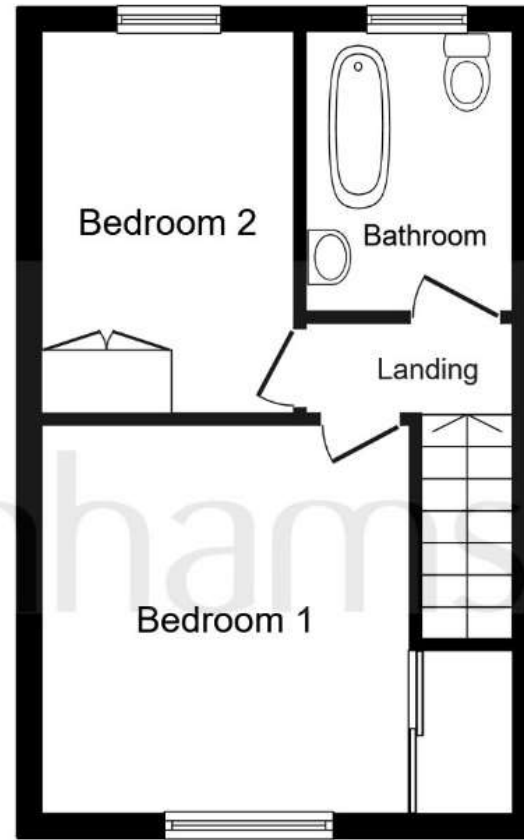
**welcome to**  
**Eversley Park, Chester**

A modern terraced 2-bedroom house in need of renovation and for sale by Modern Method of Auction, with car parking and garden, conveniently close to both the City Centre and the University.





**Ground Floor**



**First 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](http://www.focalagent.com)

### **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 £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 Porch**

With adjacent storage cupboards.

### **Entrance Hall**

With understairs storage space, staircase leading to the first floor, a glass panelled door leading into the Lounge, and an archway opening leading into the Kitchen.

### **Lounge**

13' 11" x 10' 10" max ( 4.24m x 3.30m max )

With uPVC double glazed patio doors leading out to the rear garden, and a radiator.

### **Kitchen**

11' 9" x 8' max ( 3.58m x 2.44m max )

An open doorway and rough area give an open plan feel from the hall. With a uPVC window to the front elevation, 1.5 bowl sink and drainer unit, space for a fitted kitchen, an electric water heater, and a radiator.

### **First Floor Landing**

Stairs leading up from the ground floor, and doors leading to both bedrooms and the bathroom.

### **Bedroom One**

11' 5" x 10' 7" max ( 3.48m x 3.23m max )

With a uPVC double glazed window to the front elevation, sliding wardrobe door fronts with hanging space, and a radiator.

### **Bedroom Two**

7' 8" x 9' min ( 2.34m x 2.74m min )

With a uPVC double glazed window to the rear elevation, built-in airing cupboard with tank and shelving, and a radiator.

### **Bathroom**

Comprising a coloured bath with shower over, low level WC, pedestal wash basin, tiled walls, towel rail/radiator, and a frosted uPVC double glazed window to the rear elevation.

### **Outside**

#### **Front**

Lawn and path to front door.

#### **Rear**

South-facing

Path

Space to create a garden

Access from car parking area

#### **Parking**

An allocated space in the Courtyard.



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welcome to

## Eversley Park, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A 2-Bedroom Mid-Terrace Property
- In need of Renovation
- Parking Space to the Rear
- Space to create a Garden

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B

guide price

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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