



**Fox Lane,**



**welcome to**

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\*\*\*\*GUIDE PRICE £130,000-£140,000\*\*\*\*Nestled in S12, this charming two-bed semi offers a spacious living area, modern kitchen, fitted wardrobes, private garden, and driveway. Close to amenities and transport.



## 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.

### Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

### Lounge

14' 5" max into bay window x 12' 7" ( 4.39m max into bay window x 3.84m )

Front facing double glazed bay window and radiator. Electric fire with feature fire place..

### Dining Kitchen

14' 9" x 8' 3" ( 4.50m x 2.51m )

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.

Cooker position, space and plumbing for washing machine. Rear facing double glazed window and radiator

### Porch

Having a rear facing double glazed window, radiator and laminate flooring. A door leads to the garden.

### Landing

Side facing double glazed window, radiator and loft access can be obtained.

### Bedroom One

12' 4" max into bay window x 10' 4" ( 3.76m max into bay window x 3.15m )

Front facing double glazed bay window, radiator and fitted wardrobes.

### Bedroom Two

10' 1" x 7' 4" ( 3.07m x 2.24m )

Rear facing double glazed window, radiator and fitted wardrobes.

### Bathroom

A suite comprising shower cubicle, wc and wash hand basin. Partial tiling to the walls, heated towel rail and rear facing double glazed window.

### Gardens

To the rear of the property is a lawned garden with paved seating area and garden shed.

### Drive

To the front of the property is a driveway.



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## **Fox Lane,**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi detached property
- Two bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK114154 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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