



Bellingham Grove,
Guide Price £50,000



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**** AUCTION PROPERTY **** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will

be informed of any referral arrangement and payment prior to any services being taken by you. We have been advised by the seller that the lease is for 999 years and started in 1993. The charges for the lease and maintenance costs are approx £1,000 PA

ENTRANCE HALL

Upvc entrance door. Electric heater. Wooden effect laminate flooring.

LOUNGE

3.48m x 3.10m (11'5" x 10'2")

Upvc double glazed window to the rear. Feature fire surround housing electric fire. Coved ceiling. Wooden effect laminate flooring. Electric wall heater.

KITCHEN

2.64m x 2.01m (8'8" x 6'7")

Upvc double glazed window to the front. Stainless steel sink unit incorporating a wide range of eye and bae units with work tops over. Tiled splash backs. Cooker point. Extractor hood. Plumbing for washing machine and space for fridge freezer. Wooden effect laminate flooring.

BEDROOM ONE

3.48m x 2.95m (11'5" x 9'8")

Upvc double glazed window to the rear. Built in wardrobes with over bed storage. Laminate flooring. Electric heater.

BEDROOM TWO

2.67m x 2.31m (8'9" x 7'7")

Upvc double glazed window to the front . Coved ceiling. Electric heater.

BATHROOM

2.03m x 1.75m (6'8" x 5'9")

Upvc double glazed window to the front. White suite comprising of corner bath with electric shower over. Low level WC. Wall mounted was hand basin. Tiled walls and flooring. Extractor fan.

EXTERNAL

Driveway providing off road parking. Front garden laid to lawn



For full EPC please contact the branch

