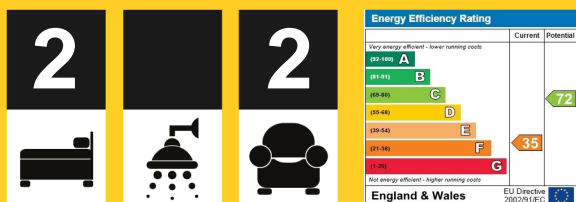




**Bedford Street,
Crewe CW2 6JA**



£55,000

The property is being offered For sale by BY AUCTION on Monday 9th April 2018 at The Moat House Hotel, Festival Park, Stoke-on-Trent. Live online and proxy bidding available. A two bedroom mid terrace property in need of modernisation. This property offers generous accommodation and is located close to the town centre and train station.

To view: 01270 213541
crewe@bjbmail.com





We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Entrance Hall

Upvc front door. Radiator. Stairs to first floor.

Reception One 11'3" x 9'5" (3.43m x 2.86m)

Double glazed window to front. Gas fire.

Reception Two 12'2" x 12'11" (3.72m x 3.94m)

Double glazed window to rear. Gas fire. Understairs storage.

Kitchen 11'0" x 6'9" (3.36m x 2.07m)

Double glazed window to side. Range of wall and base units with stainless steel sink drainer with mixer tap.

Rear Porch

Upvc double glazed door to rear.

Ground Floor Wet Room 6'7" x 8'0" (2m x 2.43m)

Double glazed window to side. Three piece suite comprising low level wc, pedestal wash hand basin and shower.

First Floor Landing

Doors to all rooms.

Bedroom One 17'4" x 11'4" (5.29m x 3.45m)

Two double glazed windows to front.



Bedroom Two 14'4" x 10'1" (4.38m x 3.08m)

Double glazed window to rear. Electric heater.

Bathroom 6'10" x 9'6" (2.09m x 2.90m)

Double glazed window to rear. Three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with electric shower over.

Outside

Potential for off road parking.

Council Tax Band

Council tax band is A

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee

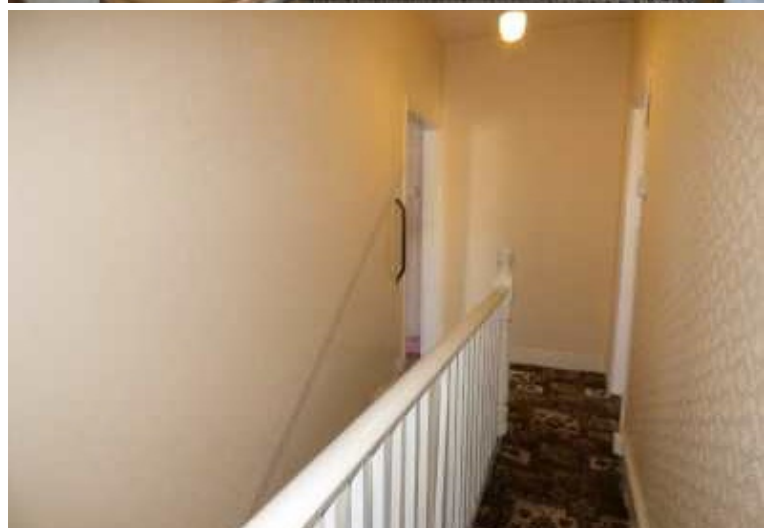
A buyers administration fee of £840 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Viewing

This property is listed on our viewing schedule which can be found in the auction catalogue or on our web site.



Internet, Telephone & Proxy Bidding

Interested in this lot but cant attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Guide Price

An indication of the sellers 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.

Reserve Price

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.