



**192 Edleston Road**

CW2 7EP

**Auction Guide £65,000**



STEPHENSON BROWNE



# 192 Edleston Road

- Ideal Investor Opportunity
- Good Size Kitchen
- Convenient Location
- Spacious Lounge Diner
- Two Double Beds, Master En-Suite

For sale by Modern Method of Auction: Starting Bid Price £65,000 plus reservation fee.\*\*NO CHAIN\*\* Stephenson Browne are pleased to present this spacious duplex first floor apartment which is set within a prime location within walking distance of all local amenities to include shops for day to day needs and the mainline railway station. The property has double glazing, gas central heating and an en-suite shower room. Comprising of a large lounge diner providing a great social space, there is a good size fitted kitchen, two double bedrooms, the master with an en-suite facility and bathroom completes the accommodation. All in all a super apartment with generous size rooms in good decorative order, ring us today to secure your viewing.



#### Entrance Hall

Stairs leading to the first floor.

#### Landing

Giving access to the apartment.

#### Lounge Diner

Two double glazed windows. TV point. Radiator. Wooden style flooring. Covings to ceiling. Air conditioning unit. 16'8" x 13'10" (5.101m x 4.233m)

#### Kitchen

Double glazed window. Radiator. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Gas cooker. Space for a fridge freezer. Plumbing for a washing machine. Complementary tiling. 13'3" x 10'9" (4.051m x 3.286m)

#### Stairs to Bedrooms & Bathroom

Landing giving access to all rooms including the boiler store.

#### Bedroom One

Double glazed window with feature sealed unit arch window over. Radiator. 12'4" x 10'10" (3.773m x 3.310m)

#### En Suite Shower Room

Sky light window. Full suite comprising a shower cubicle with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

#### Bedroom Two

Double glazed window with feature sealed unit arch window over. Radiator. Built in wardrobe and store. 12'1" x 10'10" (3.702m x 3.325m)

#### Bathroom

Sky light window. Full suite comprising a panelled bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

#### Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.





#### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

#### Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

#### Auctioneer's Comments

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 Limited. 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.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

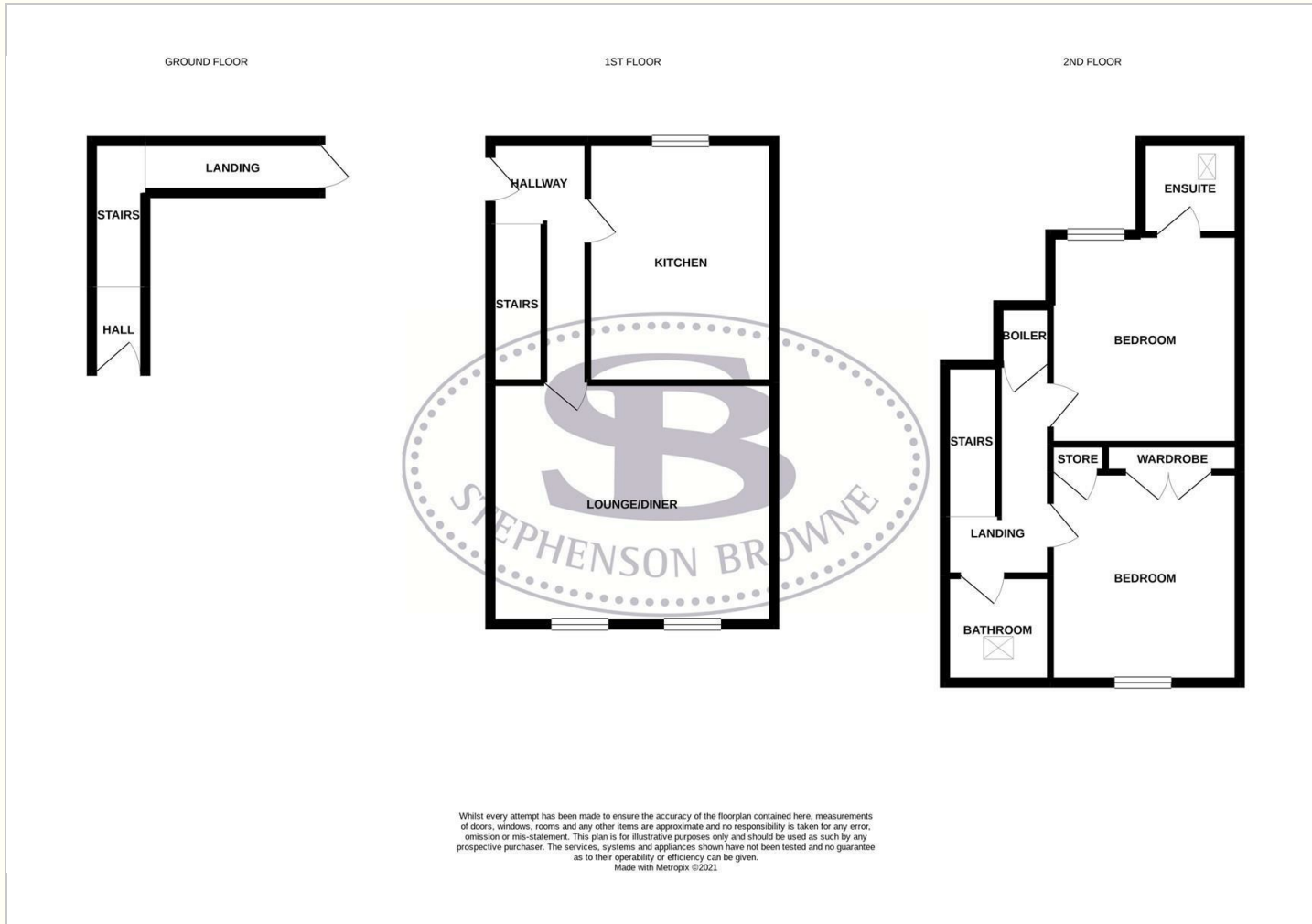
#### Directions

From the agent's office proceed along Nantwich Road in the direction of Crewe Railway Station. At the first set of traffic lights turn left into Edleston Road. Continue for some distance and the property is located on the left hand side clearly identified by our 'For Sale' sign.





## Floor Plans

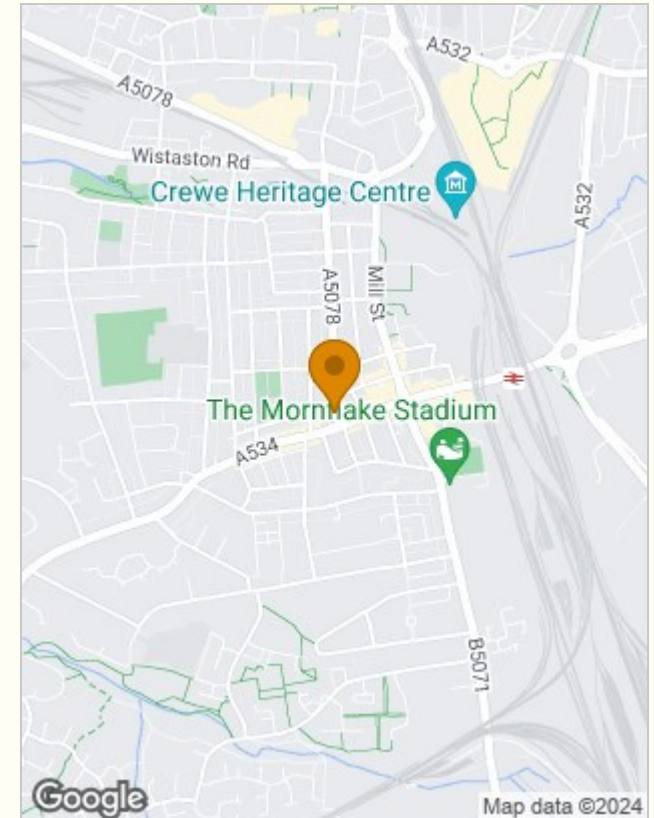


## Viewing

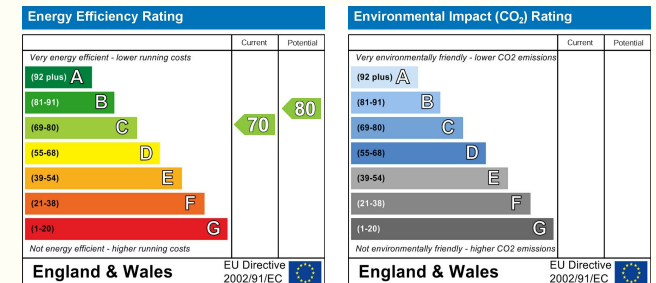
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

## Location Map



## Energy Performance Graph



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