



31 Vincent Street

CW1 4AA

Auction Guide £80,000



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STEPHENSON BROWNE



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31 Vincent Street

- For Sale By Modern Method Of Auction
- Two Reception Rooms
- Gas Central Heating
- Mid Terrace Period Property
- Well Proportioned Accommodation
- Two Bedrooms
- Optional Third Bedroom
- Double Glazing
- No Onward Chain
- Must Be Viewed!

For sale by Modern Method of Auction: Starting Bid Price £80,000 plus reservation fee. Welcome to this charming 2 bedroom mid terrace house located on Vincent Street in the heart of Crewe. This property boasts a prime location, being conveniently situated near local amenities, making daily errands a breeze.

Being well proportioned, with two reception rooms and two double bedrooms; there is an additional room upstairs which could be an optional third bedroom/nursery/dressing room or study.

Whether you're a first-time buyer looking to step onto the property ladder or a savvy investor seeking a promising opportunity, this property offers great potential. Don't miss out on the chance to own a piece of this desirable neighbourhood in Crewe.

Contact us today to arrange a viewing and discover the endless possibilities that this delightful terraced house on Vincent Street has to offer.



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.

Entrance Hall

Lounge	14'2" x 13'1" (4.34m x 4.00m)
Dining Room	10'2" x 9'6" (3.10m x 2.91m)
Kitchen	13'4" x 6'11" (4.08m x 2.13m)
Rear Lobby	



Bathroom

Stairs to First Floor

Bedroom One 13'1" x 12'8" (3.99m x 3.88m)

Bedroom Two 13'1" x 10'2" (3.99m x 3.10m)

Bedroom Three 8'9" x 6'11" (2.68m x 2.13m)

Externally

The property is approached over a neat walled forecourt and to the rear, there is a good size garden which is flagged for ease of maintenance and has a gate for access to the rear alley.

Council Tax

Band A.

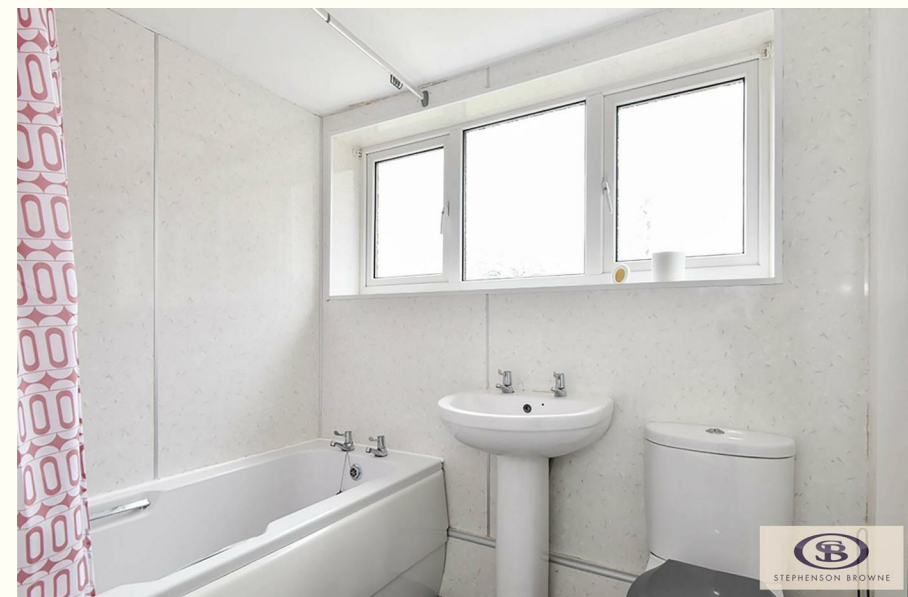
Tenure

We understand from the vendor that the property is freehold. 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.

Directions





STEPHENSON BROWNE

Floor Plans

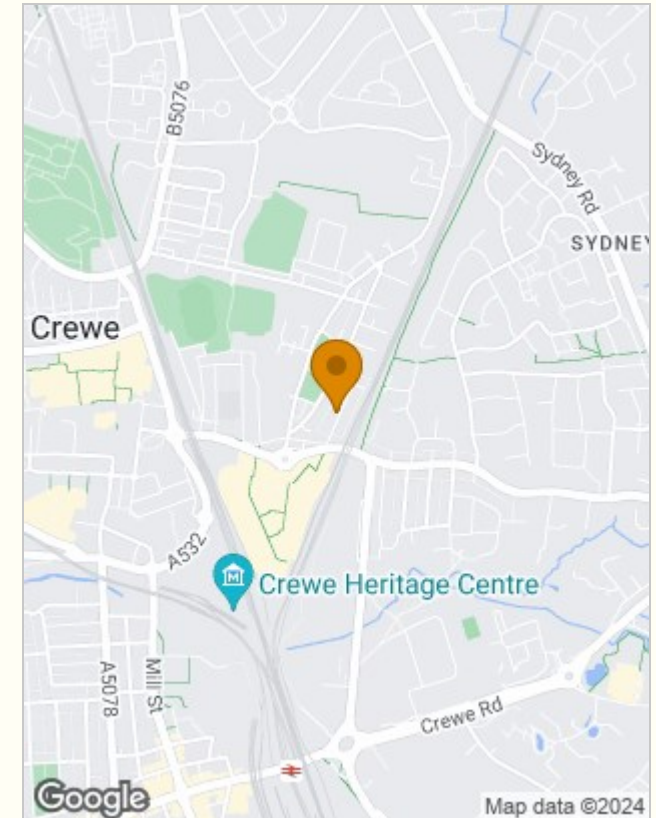


Viewing

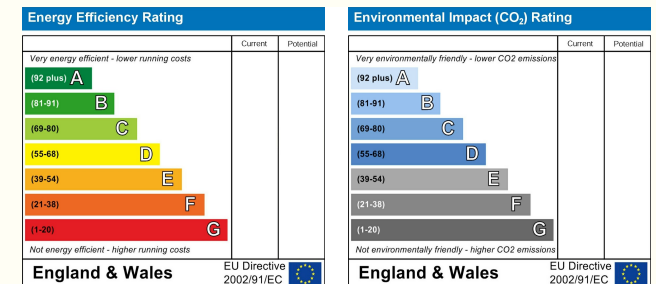
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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