



27 Westbourne Avenue

CW1 3QP

Auction Guide £100,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £100,000 plus reservation fee.

Stephenson Browne are delighted to bring to the market this lovely two bedroom semi detached true bungalow which is offered for sale with no buying chain involved.

The property has been well planned and comprises of a kitchen with a range of units providing ample storage, the lounge diner is a great size and should accommodate a dining table and chairs if required. With two bedrooms and a shower room this home should suit a wide variety of needs. The property requires some modernisation allowing you to incorporate you own individual style and impress, it will certainly appeal to a range of buyers looking to put their own stamp on the property truly making it unique to them.

Externally you will find off road parking and a front and rear garden.

The property is located less than a mile away from Bentley Motors and Leighton Hospital making it a perfect location for those who work there. The Train Station is only a ten-minute drive away which provides routes to Manchester, Liverpool and even London in less than 2 hours! Amenities such as shops, medical centres and schools are within proximity to the bungalow. Call us today to secure your viewing!

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.

Kitchen

8'7" x 13'6" (2.64m x 4.13m)

Having space for a slot in cooker, washer and fridge freezer. Side aspect window and door.

Living Room

20'10" x 12'0" (6.36m x 3.68m)

Front aspect window. Gas fire with surround. Radiator.





Bedroom One

11'5" x 11'4" (3.50m x 3.47m)

Rear aspect window. Radiator.

Bedroom Two

9'3" x 11'4" (2.84m x 3.47m)

Rear aspect window. Radiator.

Shower Room

Walk in corner shower. Low level WC. Pedestal wash basin. Side aspect window.

Inner Hall

Build in storage cupboards.



Externally

Generous gardens to the front and rear with a paved patio area and lawn.

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.

Council Tax

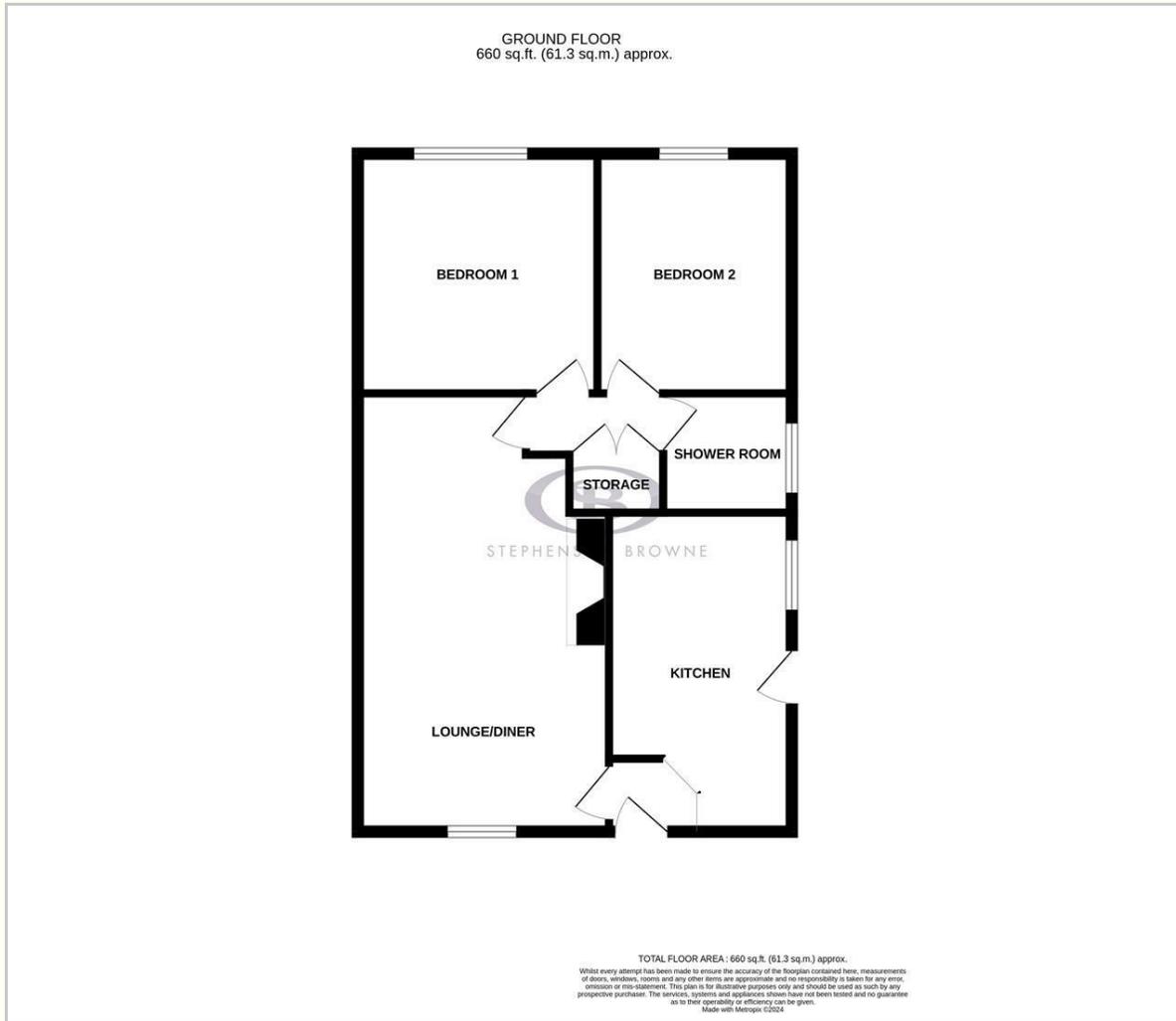
Band B

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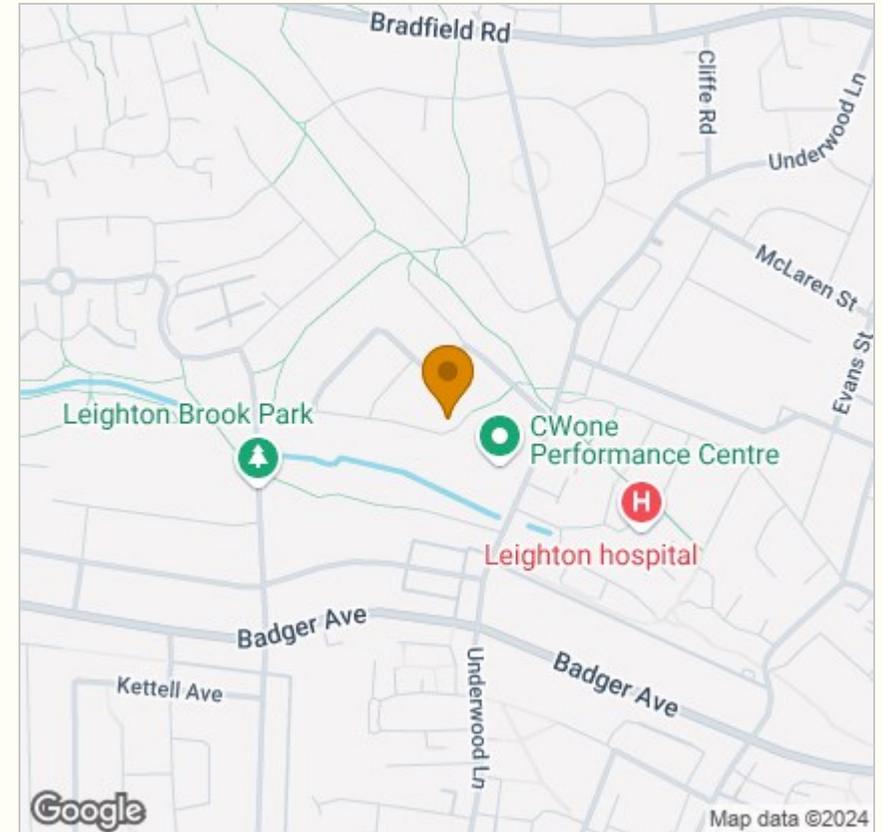
Floor Plan



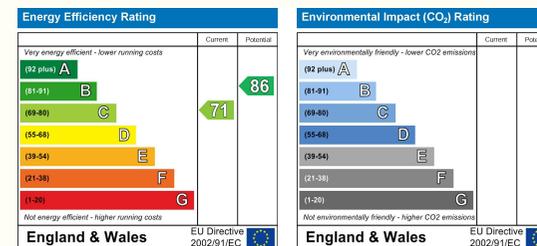
Viewing

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

Area Map



Energy Efficiency Graph



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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