



68 Chetwode Street

CW1 2NN

Auction Guide £65,000



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STEPHENSON BROWNE



68 Chetwode Street

- No Buying Chain Involved - Modern Method Auction
- Separate Utility
- Two Bedrooms
- Double Glazing
- Yard To Rear
- Lovely Fitted Kitchen Diner
- Ground Floor Cloakroom
- Modern Shower Room
- Gas Central Heating
- Convenient Location Close To All Local Amenities

For sale by Modern Method of Auction: Starting Bid Price £65,000 plus reservation fee. Welcome to Chetwode Street a convenient location ideal for access to a wide range of local amenities to include the town centre, lifestyle centre and retail park.

Offered to sale with no buying chain involved this home although in need of some cosmetic decoration has a good size reception room, two bedrooms, lovely fitted kitchen, separate utility and ground floor cloakroom, alongside a first floor modern shower room all providing a perfect blend of comfort and style whilst allowing you to incorporate your own individual style and impression.

The property has double glazing and gas central heating and demands an early viewing.

Don't miss out on the opportunity to make this house your home, ring us today.



Auctioneer 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.

Lounge	11'3" x 10'4" (3.43m x 3.17m)
Breakfast Kitchen	15'1" x 10'5" (4.60m x 3.20m)
Utility Area	5'5" x 4'4" (1.66m x 1.33m)





Cloakroom

Stairs to First Floor

Bedroom One 11'3" x 10'6" (3.43m x 3.21m)

Bedroom Two 10'5" x 7'8" (3.20m x 2.36m)

Bathroom

Externally

There is an enclosed walled yard to the rear.

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.

Council Tax

Band A

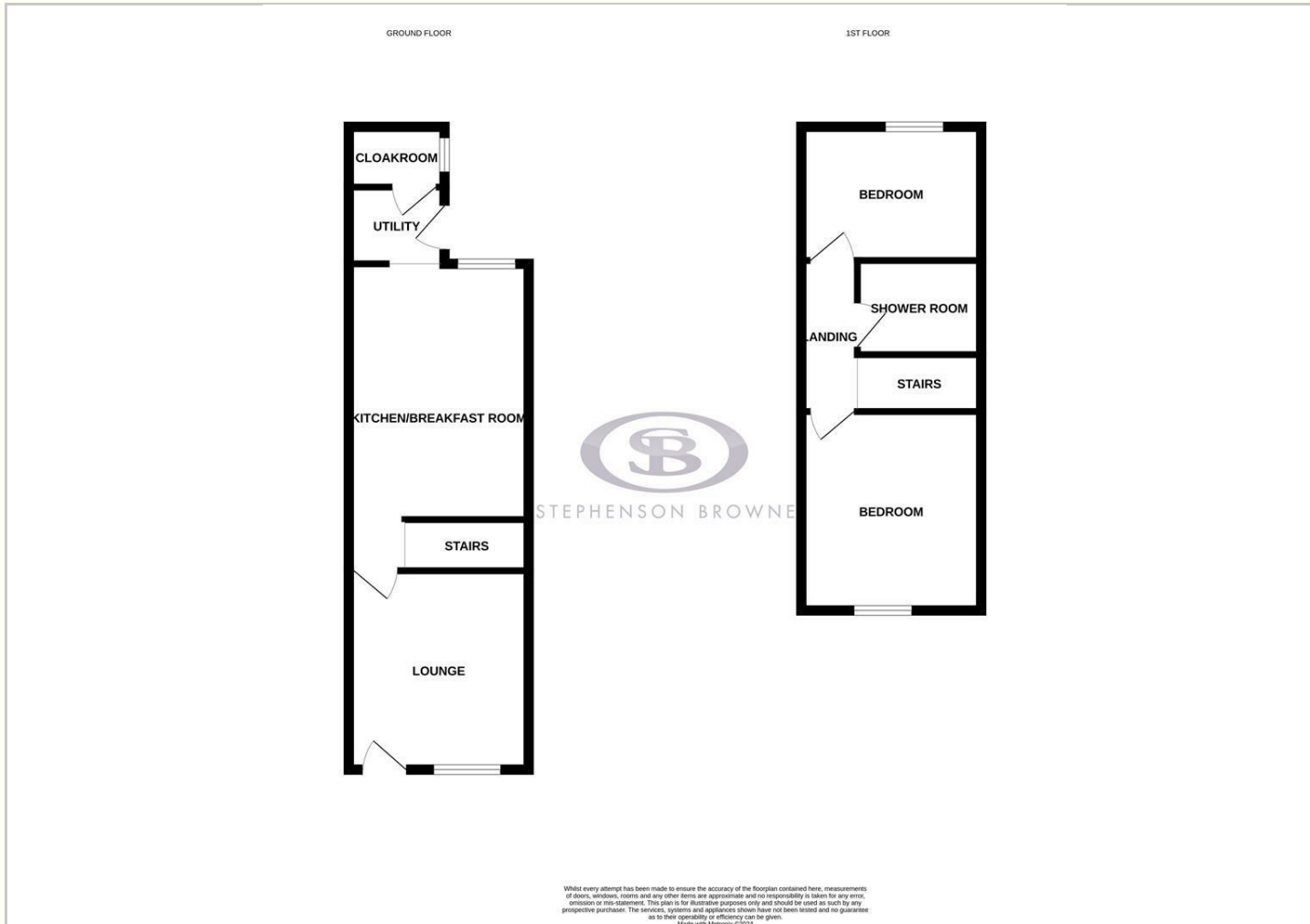
Directions

From High Town traffic lights proceed along Broad Street turning first right into Meredith Street, take the third left into Chetwode Street and the property is located on the left hand side clearly identified by our 'For Sale' sign.

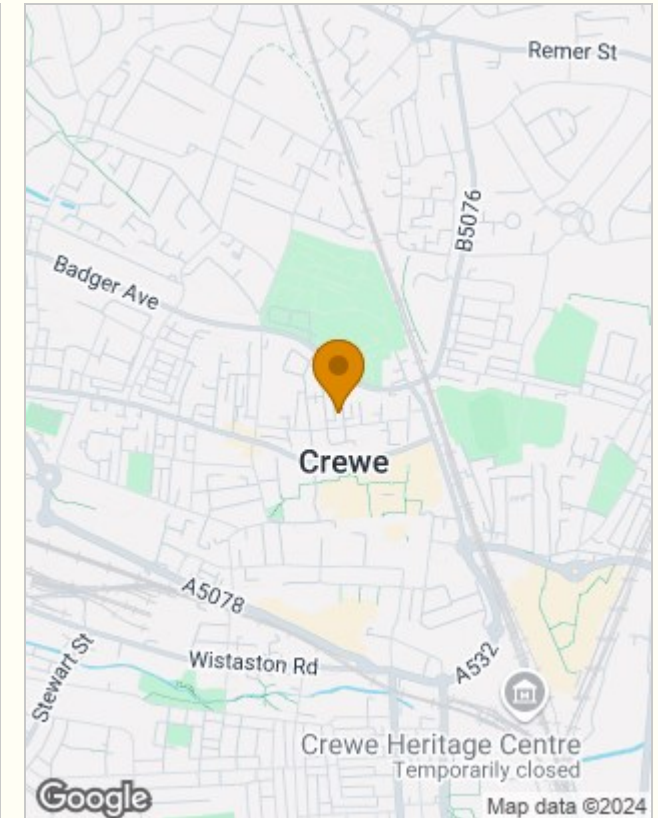




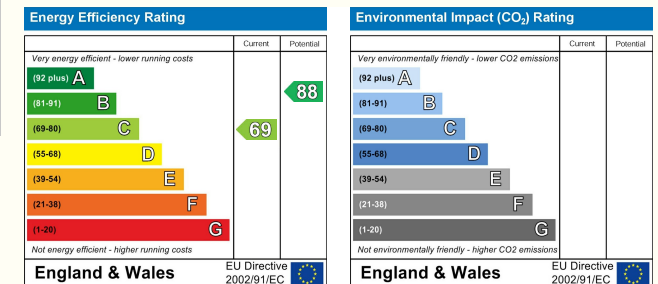
Floor Plans



Location Map



Energy Performance Graph



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

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