



16 Rochester Crescent

CW1 5YF

Auction Guide £100,000



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STEPHENSON BROWNE



16 Rochester Crescent

- For Sale Via Modern Method Auction
- Well Presented
- Appealing To A Wide Range Of Buyers
- Close To Local Amenities
- Enclosed Rear Garden
- Invaluable Driveway Parking
- Cul De Sac Location
- Gas Central Heating
- Two Double Bedrooms
- Council Tax Band A

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

There is no buying chain involved and an early viewing is highly recommended of this charming modern mews home which presents an excellent opportunity for a wide range of buyers from investors to first time buyers or those seeking a comfortable home in a peaceful setting. The property boasts two generously sized double bedrooms, making it ideal for small families or couples looking for extra space.

Upon entering, you will find a spacious and well presented lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house is equipped with gas central heating, double glazing and has been tastefully decorated throughout. The fitted kitchen diner extends the width of the property with ample storage units and space for a small table and chairs. A modern bathroom completes the accommodation.

Externally there is an enclosed rear garden, providing a private outdoor space to enjoy with family and friends. To the front of the property is a great size driveway providing invaluable off road parking for two vehicles.

Situated in a cul-de-sac, this home is not only tranquil but also conveniently close to local amenities, making daily errands and leisure activities easily accessible.

This mews house is sure to attract a wide range of buyers, thanks to its thoughtful layout and desirable location.



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.

Lounge	10'5" x 15'5" (max) (3.176m x 4.715m (max))
Storage	
Kitchen	10'4" x 7'8" (3.152 x 2.348m)
Stairs	



Landing

Bedroom One 10'5" x 9'7" (3.176m x 2.927m)

Bedroom Two 10'4" x 7'9" (3.163m x 2.369m)

Bathroom

Externally

The property sits in a cul de sac. There is driveway parking to the front and an enclosed rear garden.

Council Tax

Band A

Need to Sell?

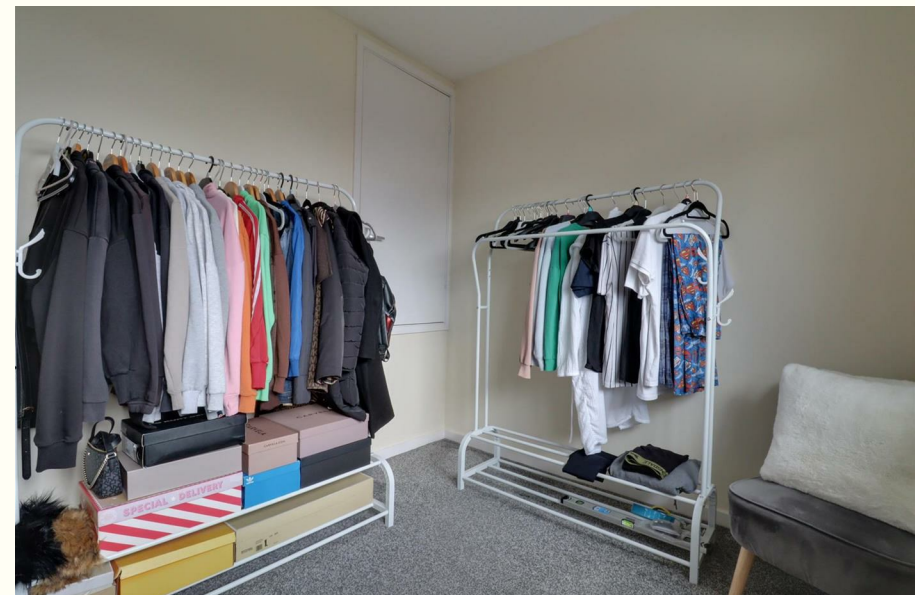
For a FREE valuation please call or e-mail and we will be happy to assist.

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.

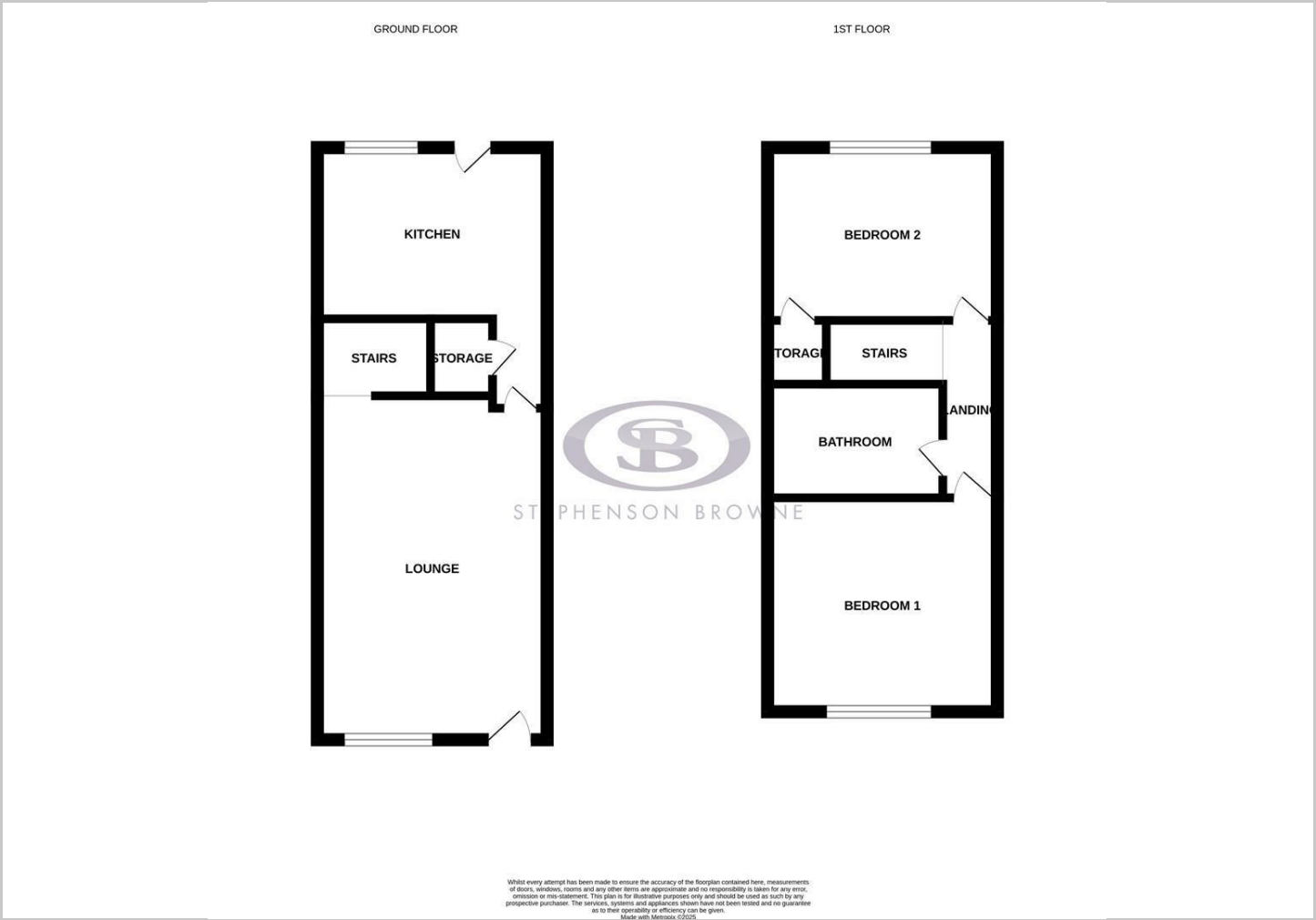
Directions

From the agents office proceed along Nantwich Road in the direction of the railway station. At the roundabout turn left into Macon Way. Proceed to the next roundabout and turn right into Hungerford Road taking the third left hand turn into Coleridge Way. Continue for a short distance turning left into Rochester Crescent.





Floor Plans

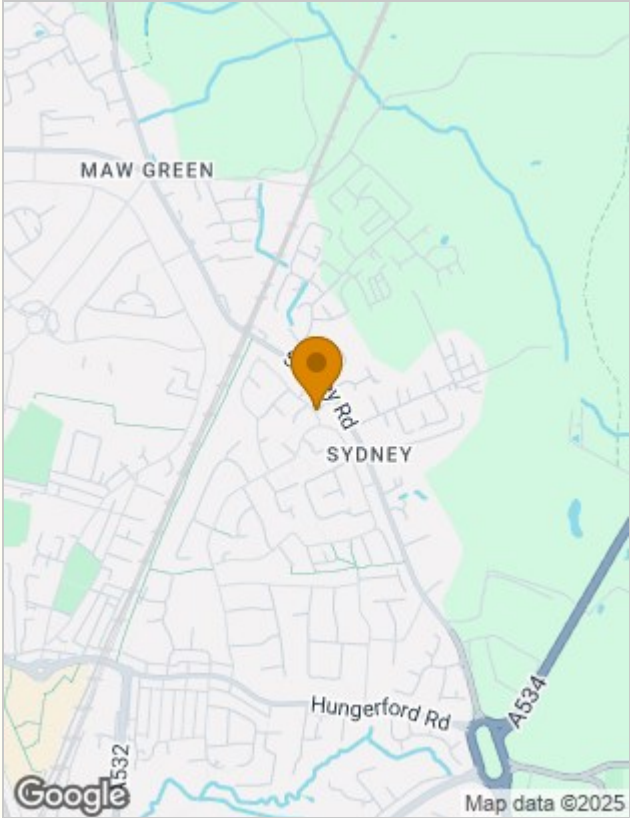


Viewing

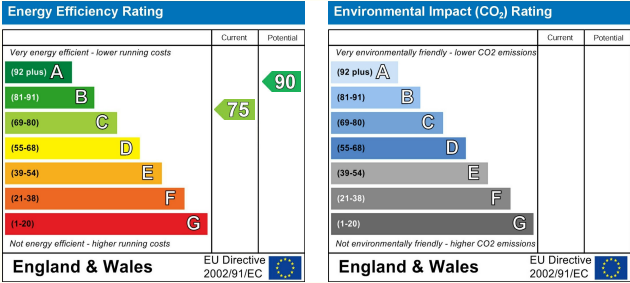
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk