



**28 Cavendish Road**

CW2 8SW

**Offers Over £150,000**



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STEPHENSON BROWNE



# 28 Cavendish Road

- For Sale By Modern Method Auction
- Garage
- Gas Central Heating
- Good Size Garden
- Council Tax Band: B
- Off Road Parking
- No Buying Chain Involved
- Double Glazing
- Three Bedrooms
- Viewing Recommended

Stephenson Browne are pleased to bring to market this three bedroom semi detached property to the market with no buying chain involved providing an excellent opportunity for those looking to create their dream home allowing you to tailor the interiors to your taste and lifestyle. Boasting a generous layout the home is ideal for families or individuals seeking that extra room to grow.

As you enter, you will find a welcoming atmosphere that invites you to explore the potential within. A generous open living dining space with French doors open into the garden. The kitchen has a range of fitted wall and base units providing ample storage.

To the first floor there are two well proportioned bedrooms offering ample space for relaxation and rest with a further single bedroom. The family bathroom completes the accommodation housing a shower over the bath, a pedestal wash hand basin and low level W.C.

Externally, the garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides convenient off-road parking, a valuable asset in today's busy world.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal location for families. With a little vision and effort, this property can be transformed into a stunning residence that reflects your personal style.

Do not miss the chance to view where the potential for modern living awaits! Call us on 01270 252545 to arrange your viewing today.



#### Auctioneers 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 Diner

21'0" x 13'11" (max) (6.423 x 4.256 (max))

#### Kitchen

9'7" x 7'11" (2.941 x 2.436)

#### Stairs To First Floor

#### Bedroom One

12'0" x 9'11" (3.669 x 3.031)

#### Bedroom Two

8'9" x 10'4" (max) (2.684 x 3.151 (max))

#### Bedroom Three

8'0" (max) x 6'5" (2.453 (max) x 1.974)



## Directions

### Bathroom

#### Externally

The property is pleasantly positioned behind an established front walled lawn area with driveway to the side providing ample parking. Gates leading to the rear garden space housing access to the detached garage. The rear features a large patio area and lawn space ideal for enjoying the warmer months.

#### 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

#### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

#### Why choose us?

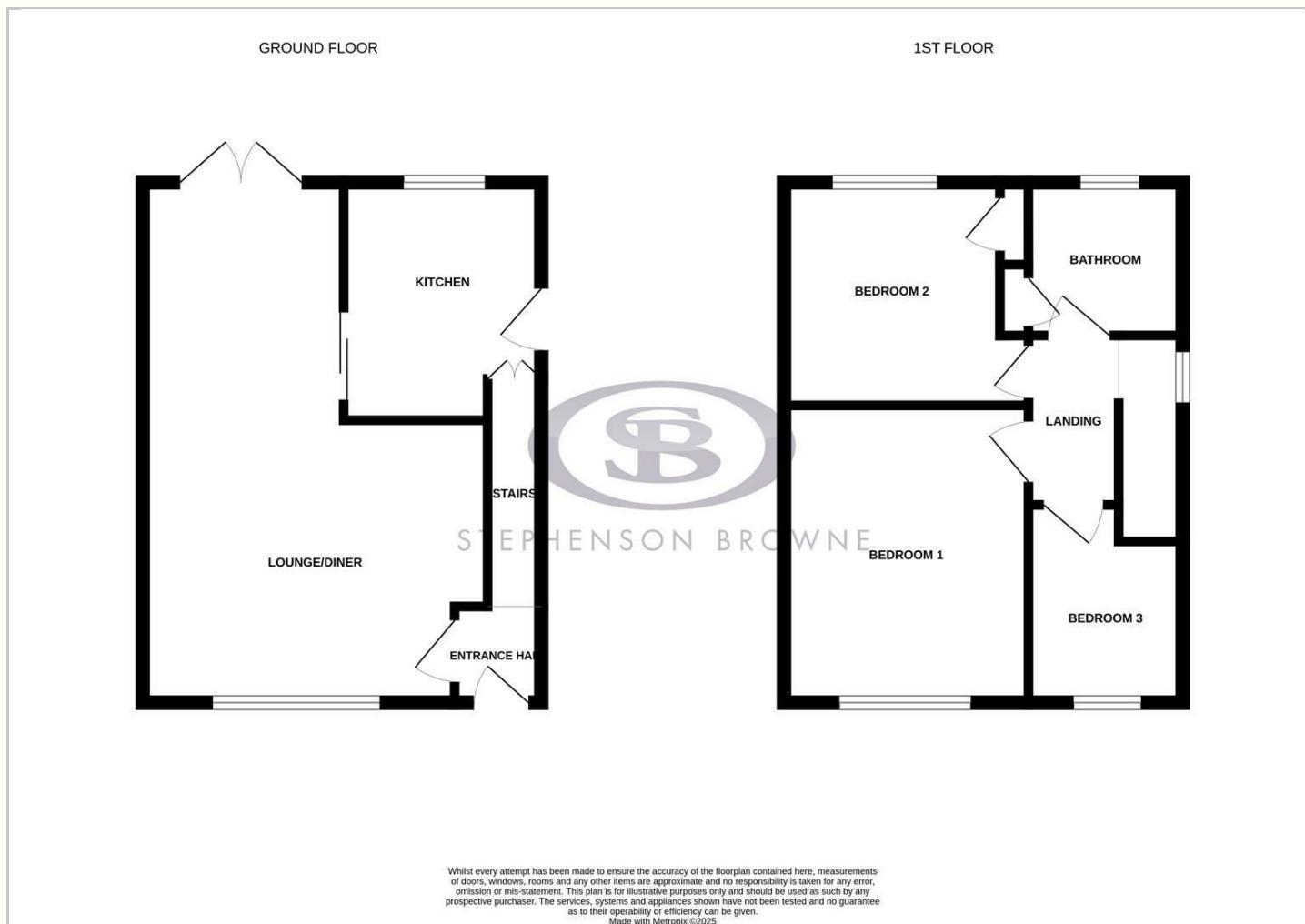
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

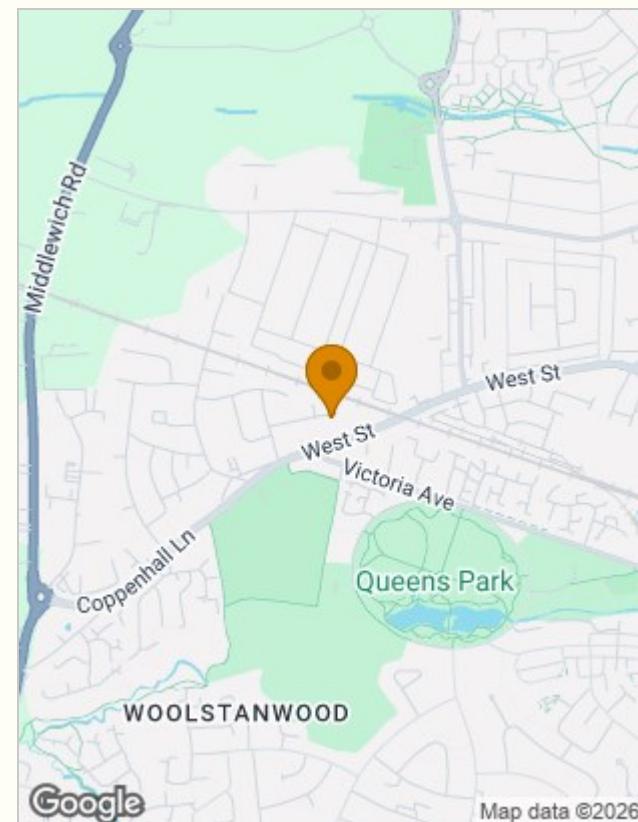




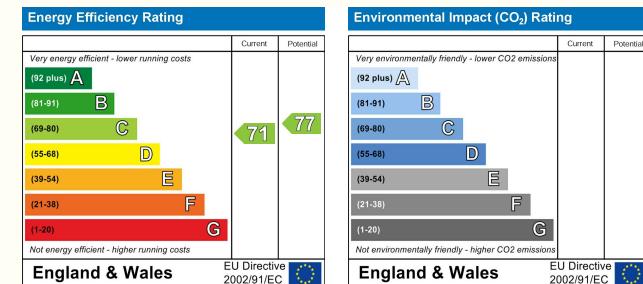
## Floor Plans



## 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 item; (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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