





Property Description

This traditional mid terrace family home offers ample living alongside good bedroom sizes and is set over three floors. The property benefits from three double bedrooms, single 4th bedroom or study, shower room, Jack & Jill shower room and a family bathroom, two reception rooms and a rear garden with views over the brook.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Attractive frontage with walled forecourt, side gate to alley and entrance door to;

Dining Room

12' x 9' 2" (3.66m x 2.79m)

Double glazed window to the front elevation, radiator, feature fireplace and door to;

Ground Floor Shower Room

Part tiled walls comprising single shower cubicle, wash hand basin, w/c and heated towel rail.

Lounge

9' 7" x 11' 8" (2.92m x 3.56m)

Wood floor and traditional wooden wall paneling, radiator and double glazed sash window to the rear elevation, door to;

Kitchen

11' 11" x 5' 11" (3.63m x 1.80m)

Featuring a range of wall and base mounted white gloss units incorporating a single stainless steel sink and drainer unit with wooden work surfaces over. Integrated electric oven and gas hob with cooker hood over. Subway tiled splashbacks and space for white goods. Double glazed window and door to the side elevation.

First Floor Landing

Stairs rising from ground floor, second set of stairs rising to second floor and doors to;

Master Bedroom

9' 5" x 14' 1" (2.87m x 4.29m)

Spacious master bedroom with two double glazed Georgian sash window to the front elevation, wood floor, feature fireplace and radiator.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed sash window to the rear elevation, wood floor and radiator.

Bathroom

Featuring a traditional panel bath with part tiled walls. Utility area with space for white goods and wooden work surfaces over, wash hand basin and heated towel radiator. Loft access via pull down ladder.

Second Floor Landing

Doors to;

Bedroom Three

11' 6" x 11' (3.51m x 3.35m)

Double glazed skylight to the front elevation, storage into eaves, radiator and door to;

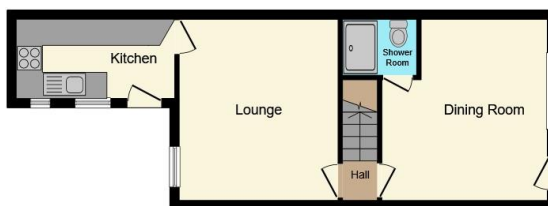
Jack 'n' Jill En-Suite

Double glazed window to the rear elevation, part tiled walls featuring a single shower cubicle, wash hand basin, w/c and heated ladder towel radiator.





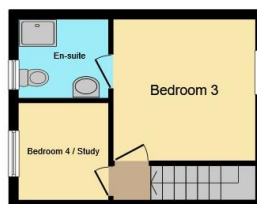




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/KEN305159

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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