



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

Ground Floor

Entrance Hall

Dining Room  
3.72m (12'3") x 2.66m (8'9")

Lounge  
4.72m (15'6") x 3.49m (11'5")

Kitchen/ Breakfast Room  
4.58m (15') x 2.56m (8'5")

Rear Porch

WC

First Floor

Landing

Bedroom 1  
3.72m (12'3") x 3.53m (11'7")

Bedroom 2  
5.01m (16'5") x 2.57m (8'5")

Bedroom 3  
3.83m (12'7") x 1.91m (6'3")

Shower Room

Outside

The property occupies a corner plot, with the front and side gardens being enclosed by mature hedge row, the garden is laid mainly to lawn with mature trees, shrubs and beds, there is a pathway to the side, an oil tank, and metal shed. There is also access to the Boiler Room.

2.76m (9'1") x 2.05m (6'9"). To the rear of the property is a gated gravelled and hard stand driveway opens to the rear garden. The rear garden is laid to topsoil, and slate, with a raised timber decked seating area, and a timber shed/workshop. The timber shed/workshop has a power supply connected via a solar panel to the roof.

Further Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements,

descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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## PROPERTY SUMMARY

A well-proportioned, semi-detached home in a popular village location. This superb property offers potential to adapt and extend (STP), it is in need of some updating, and features two reception rooms, three bedrooms, a modern shower room, a WC, and a boiler room. The property occupies a corner plot and benefits from a driveway to the rear of the property. This home is being offered with no onward chain and viewing comes highly recommended.

3



1



2

