



Treberth Crescent, guide price £250,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming detached house
- Spacious Family Home
- Off Road Parking and Garage
- Close to Local Amenities
- Council Tax Band - E
- EPC Rating: D



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About the property

Welcome to this charming detached house, currently on the market and awaiting the loving touch of its new owners. The property is in need of some modernisation, it is perfectly liveable, it presents an excellent opportunity for those seeking a project to create a truly personalised space. The house features three welcoming bedrooms, two double and one single, promising cosy nights in for families or couples. The kitchen, having been extended, offers plenty of room for culinary adventures and family meals, ensuring time spent here is a joy it also has access to the garden. There are two reception rooms, one showcasing large windows and a view of the front garden, an idyllic spot for relaxation and entertaining guests. The second reception room also provides direct access to the garden, perfect for enjoying summer days. Speaking of the garden, it's a delightful space, perfect for gardening enthusiasts, children's games or simply soaking up the sun. The property also boasts a garage and parking facilities, a practical feature for modern living.

The house is ideally located with excellent public transport links and local amenities within easy reach. Families will appreciate the nearby schools, and the abundance of green spaces and parks in the vicinity are perfect for leisurely strolls, cycling routes and walking routes. This peaceful location truly offers the best of both worlds - convenience and tranquillity.



Accommodation

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 £300 inc VAT towards the preparation cost of the pack.

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.

Hallway

Kitchen

22' 5" x 9' 9" (6.83m x 2.97m)

Lounge

25' 7" x 10' 7" (7.80m x 3.23m)

Dining Room

11' 3" x 11' 1" (3.43m x 3.38m)

Cloakroom

Bedroom

11' 3" x 11' 1" (3.43m x 3.38m)

Bedroom

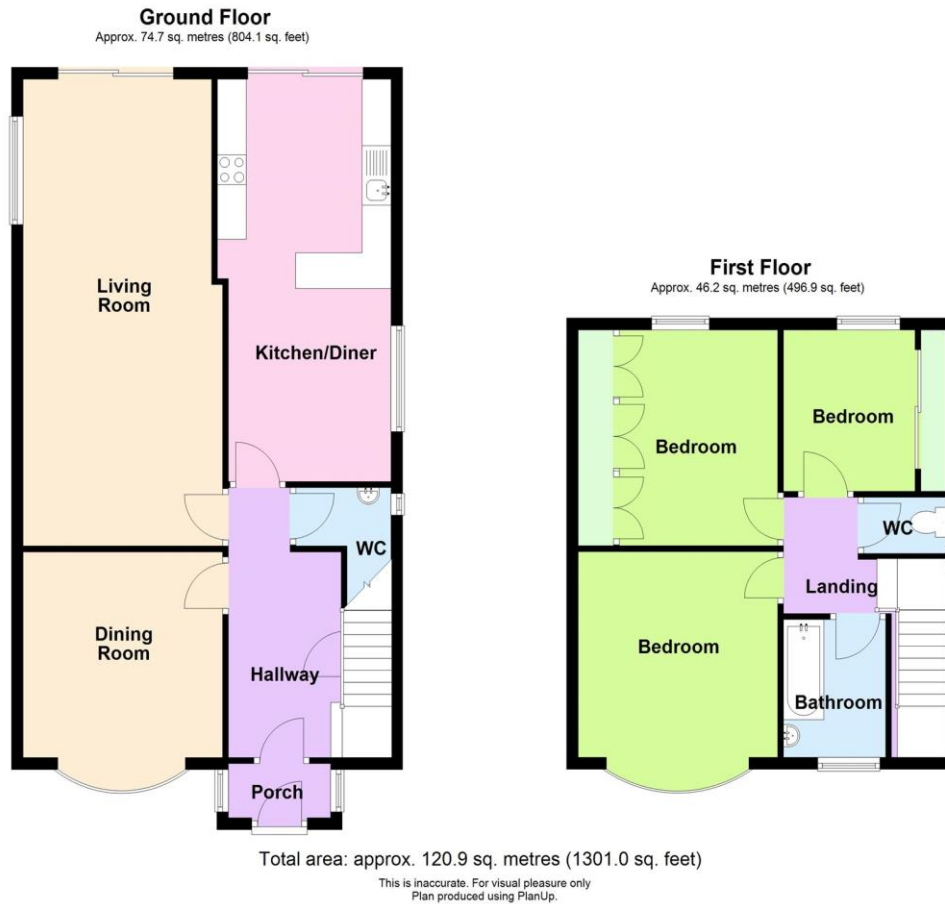
11' 9" x 9' (3.58m x 2.74m)

Bedroom

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Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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