



Roding Close guide price £120,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onwards Chain
- Off Road Parking for Multiple Vehicles
- Front and Rear Garden
- Close to Local Amenities
- Council Tax Band B
- EPC Rating: D





About the property

Introducing a semi-detached house for sale, ideal for first-time buyers, families, or investors with a knack for renovations. This property is in need of some refurbishment, presenting a perfect opportunity to create a beautiful family home tailored to your taste.

The house offers three bedrooms, with a spacious master bedroom, a comfortable double bedroom, and a single bedroom suitable for a child or home office. Each room has the potential to be transformed into a warm and inviting space.

The property features a kitchen, bathed in natural light, ready for a modern makeover. It also boasts a reception room characterised by large windows and a lovely garden view, offering a peaceful retreat at the end of a busy day.

Notably, the property includes a private parking space and a garden, ready to be landscaped into a tranquil outdoor haven for relaxation or family gatherings.

Located in a vibrant area, the house is surrounded by green spaces, nearby parks, walking and cycling routes. It is also conveniently close to public transport links, local amenities, and schools, making daily commuting and tasks a breeze.

In summary, this property, with its potential for renovation and ideal location, offers a unique opportunity for those looking to make a house a home or investors seeking a rewarding project.



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 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.

Entrance Hallway

Living Room

21' 11" x 10' 10" (6.68m x 3.30m)

Kitchen

18' 10" x 7' 5" (5.74m x 2.26m)

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

Bedroom Two

10' 6" x 9' (3.20m x 2.74m)

Bedroom Three

13' 9" x 5' 8" (4.19m x 1.73m)

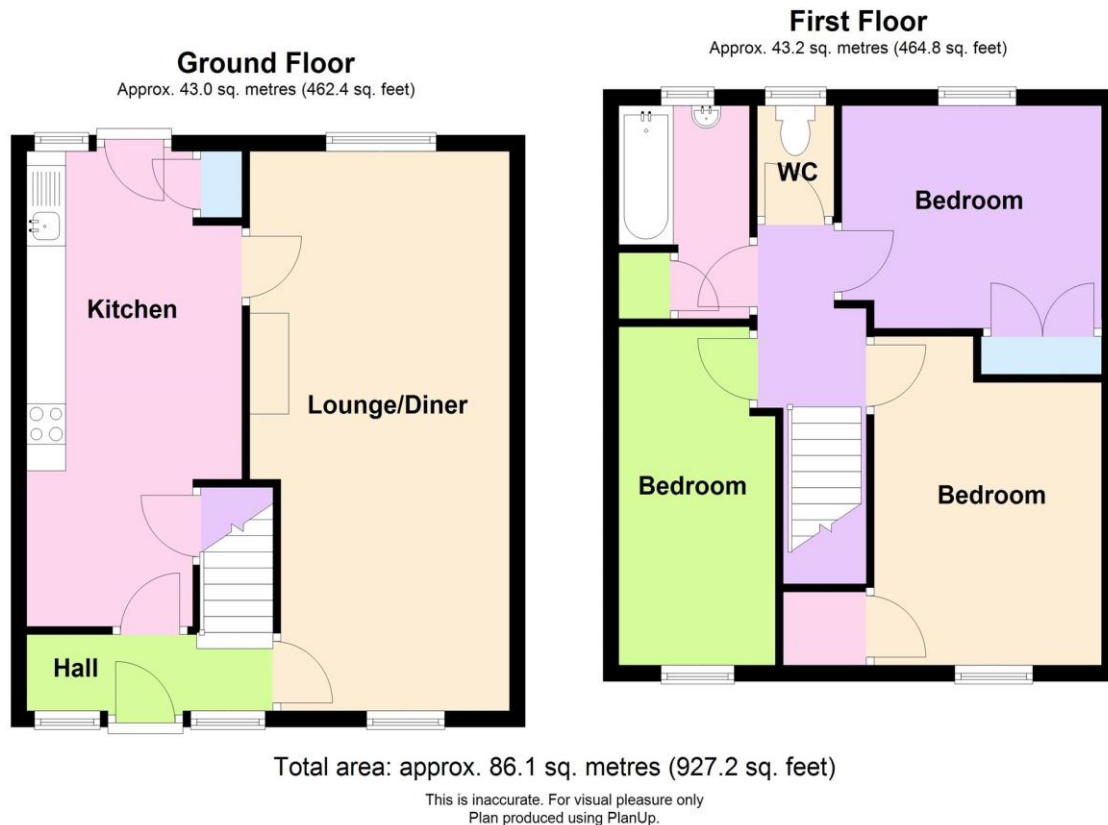
Bathroom

Wc

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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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