



Maesglas Crescent, guide price £110,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold with Sitting Tenant
- Close to Local Amenities
- Freehold
- Excellent Transport Links
- Council Tax Band - B
- EPC Rating: C



 3  1  1



About the property

This terraced property is on the market for sale, ideally suited for families, couples, or sharers. Though it needs modernising, this residence is brimming with potential, offering an opportunity to craft a home to your specific tastes and preferences.

The property features a total of three bedrooms. The master bedroom is a generous size, offering ample space for furnishings. The second bedroom is a comfortable double, and the third is a single, ideal for a child's room, study, or guest room. The single kitchen is filled with natural light, making it a pleasant space for cooking.

Adding to the living area is a reception room, complete with large windows that allow for plenty of light to flood the space, creating a bright and welcoming atmosphere. This room can be tailored to serve as a comfortable living room, a formal dining room, or a combination of both.

One unique feature of this property is the garden, offering an outdoor space to enjoy on sunny days or for those with a green thumb. Additionally, the property is being sold with a sitting tenant, providing an instant income for any potential investor.

Located in a neighbourhood with strong local community ties, this property is close to public transport links, local amenities, and schools, making it a convenient location for all your needs. This home, with its unique features and excellent location, is worth considering for those seeking a property with potential.



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 Hall

Living Room

15' 3" x 12' 1" (4.65m x 3.68m)

Kitchen

15' 2" max x 6' 5" (4.62m max x 1.96m)

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Bedroom Two

10' 3" narrowing to x 9' 5" max (3.12m narrowing to x 2.87m)

Bedroom Three

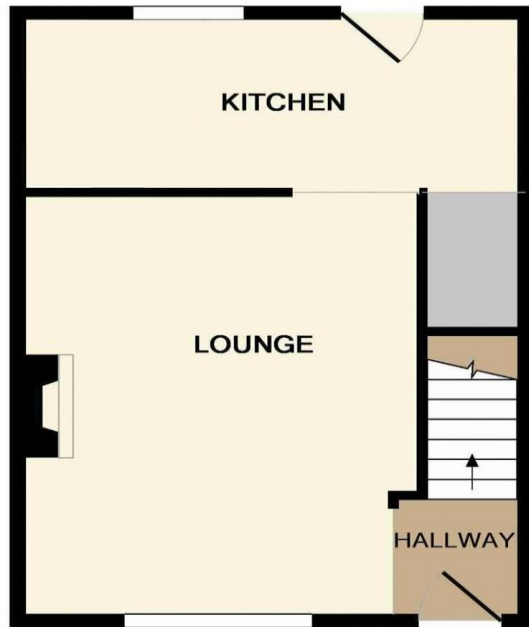
8' 6" x 5' 9" (2.59m x 1.75m)

Bathroom

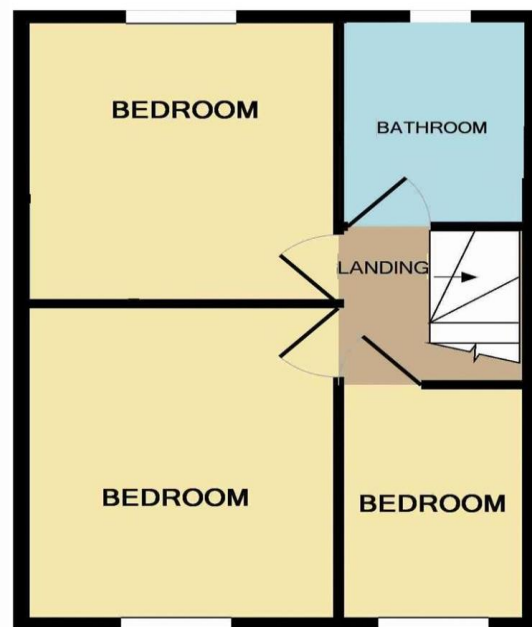
01633 221892

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Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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