



## Castle Street, guide price £160,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WEST END - NO ONGOING CHAIN
- POTENTIAL TO KEEP TENANT IN SITU  
\*Currently paying £900 pcm\*
- BATHROOM & SHOWER ROOM
- Council tax band C
- CLOSE TO POPULAR SCHOOL



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## About the property

WEST END - NO ONGOING CHAIN - POTENTIAL TO KEEP TENANT IN SITU \*Currently paying £900 pcm\* - BATHROOM & SHOWER ROOM - CLOSE TO POPULAR SCHOOL CATCHMENT, SHOPS, PARKS, BEACHES

## 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** Enter via UPVc glazed door, power points, radiator, stairs to first floor.

**Living/ Dining Room** 25' 1" max x 12' 2" max ( 7.65m max x 3.71m max ) T.V. point, power points, radiator, wall mounted feature fire place, laminate flooring, bay window to front, window to rear aspect, doors leading to Kitchen;-

**Kitchen** 11' 1" max x 9' 8" max ( 3.38m max x 2.95m max ) Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, space for utilities, power points, vinyl flooring, window to side aspect, opening to Lobby leading to Bathroom and door to Rear Garden;-

**Lobby** Door into Bathroom and door to Rear Garden.

**Bathroom** W.C., wash hand basin, bath with over head shower, splash back glass screen, splash back tiled areas, window to rear.

**1st Floor Landing** Fitted carpet, power points, loft hatch, doors leading into Bedrooms and Bathroom;-

**Bedroom One** 15' 2" max x 9' 5" max ( 4.62m max x 2.87m max )

Fitted carpet, power points, radiator, window to front.

**Bedroom Two** 11' 2" x 8' 5" ( 3.40m x 2.57m )

Fitted carpet, power points, radiator, window to rear aspect.

**Bedroom Three** 11' 7" max x 9' 6" ( 3.53m max x 2.90m )

Fitted carpet, power points, radiator, window to rear aspect.

**Shower Room** W.C., wash hand basin, shower cubicle, splash back tiled areas, radiator.

## Outside

**To The Front** On street parking.

**To The Rear** Decking, outside tap, stone walls.

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## Floorplan



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.

## 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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