



## Barry Road, ##Invalid guide price £110,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax C
- NO ONGOING CHAIN - COUNCIL TAX BAND C
- CORNER PLOT
- SPACIOUS LIVING AREAS
- CLOAKROOM & FAMILY BATHROOM



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## About the property

NO ONGOING CHAIN - CORNER PLOT. Comprising of living room, cloakroom, dining room, kitchen, landing, 3 bedrooms, bathroom, enclosed rear garden, on street parking.

## 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.

### Living Room

20' 6" max x 11' 8" max ( 6.25m max x 3.56m max )

T.V. point, power points, radiator, stairs to first floor, wood flooring, window to front aspect. Opening to:-

### Cloakroom

W.C., wash hand basin, radiator, wood flooring.

### Dining Room

12' 6" x 10' 9" ( 3.81m x 3.28m )

Continuation of wood floor, power points, radiator, window to side, opening to Kitchen:-

### Kitchen

13' 9" x 10' 9" ( 4.19m x 3.28m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, space for utilities, power points, door to rear garden, window to side aspect.

### Landing

Fitted carpet, power points, radiator, skylight to rear.

### Bedroom One

12' 7" 11 x 1' ( 3.84m 11 x 0.30m )

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

### Bedroom Two

12' 4" x 10' 9" ( 3.76m x 3.28m )

Fitted carpet, power points, radiator, window to side. Cupboard housing boiler.

### Bedroom Three

9' max x 7' 3" max ( 2.74m max x 2.21m max )

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

### Bathroom

W.C., wash hand basin, bath with over head shower, splash back tiled areas.

### Rear Garden

Patioed areas, enclosed with walls, gate to side access.

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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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