



Lidmore Road, guide price £330,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND E
- WEST END - CLOSE TO SHOPS, PARKS & SCHOOLS
- NO CHAIN
- WORK SHOP TO REAR
- CORNER PLOT WITH WRAP AROUND



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About the property

WEST END - NO CHAIN - CORNER PLOT WITH WRAP AROUND GARDEN AND TWO DRIVEWAYS

This four bedroom dormer bungalow is situated on a corner plot and comprises of an entrance hall, living room, dining room, kitchen, utility room, four bedrooms, a family bathroom, workshop and off road 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



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Lounge 21' 8" max - to bay x 11' 8" max (6.60m max - to bay x 3.56m max)

Bay window to front, carpeted flooring, radiator, gas fire.

Dining Room 9' 9" x 8' 7" (2.97m x 2.62m)

Window to side, radiator, carpeted flooring.

Kitchen 11' 2" x 10' 9" (3.40m x 3.28m)

Two windows to side, wall and base units, double oven, hob, space for a fridge. Breakfast bar, radiator, tiled flooring.

Utility Room 8' 4" x 8' (2.54m x 2.44m)

Window to side and rear, door to garden, space with plumbing for a washing machine and dishwasher, sink, tiled flooring.

Workshop 9' x 8' 8" (2.74m x 2.64m)

Bedroom One 14' x 9' 3" to wardrobes (4.27m x 2.82m to wardrobes)

Window to rear, carpeted flooring, radiator, built-in wardrobe.

Bedroom Two 17' max x 10' 2" max (5.18m max x 3.10m max)

Window to side, carpeted flooring, radiator, built-in wardrobe.

Bedroom Three 16' 7" x 8' 3" (5.05m x 2.51m)

Window to side, carpeted flooring, radiator, built-in wardrobe.

Bedroom Four 9' 7" x 8' 5" (2.92m x 2.57m)

Window to front, carpeted flooring.

Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

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