



Concorde Drive, guide price £80,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain
- Close To Local Amenties
- Two Double Bedroom
- Ideal First Time Buys
- EPC Rating: C



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About the property

Presenting a splendid property for sale in a location that boasts excellent public transport links and local amenities. This property is an ideal opportunity for first-time buyers and investors alike. The house is in good condition, ready to move into or add to a property portfolio.

The accommodation is well-proportioned and offers two double bedrooms. The spacious bedrooms provide ample space for furnishings, ensuring a comfortable living experience. The property also benefits from a reception room, providing a warm and inviting area for relaxation or entertainment. The reception room offers enough space for both dining and seating arrangements, making it an ideal place for hosting guests or spending quality time with family.

The property also features a kitchen, which is highly functional and designed to cater to all your culinary needs. The kitchen's layout is practical yet comfortable, which will make cooking a delight rather than a chore.

Additionally, the house includes a bathroom that is well-maintained and efficiently designed. The bathroom's fixtures are in good condition, promising a hassle-free experience.

In summary, this house provides a fantastic opportunity to acquire a property in a convenient location. The good condition of the property combined with its functional layout and comfortable living spaces make it a highly attractive option for first-time buyers and investors. With its excellent transport links and proximity to local amenities.





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.

Lounge

11' 4" x 16' 4" (3.45m x 4.98m)

Dining Room

8' 2" x 13' 2" (2.49m x 4.01m)

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom One

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)

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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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