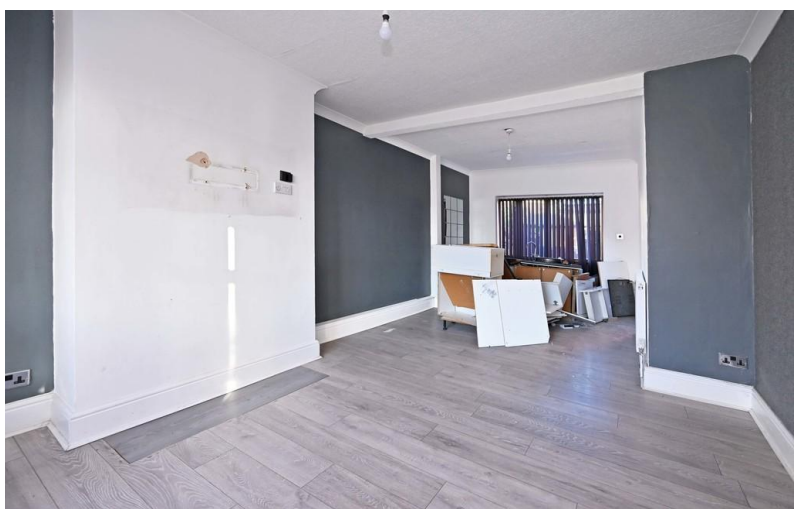
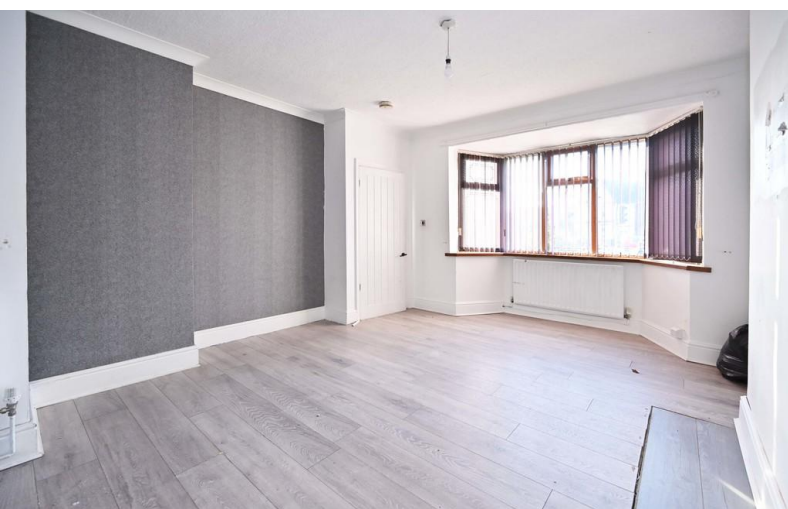


FOR SALE



Victoria Place, Fenton, Stoke - On - Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Guide Price £70,000



Victoria Place, Fenton, Stoke - On - Trent

3 Bedrooms, 1 Bathroom

Guide Price £70,000

- **FOR SALE BY AUCTION**
- **Three bedrooms**
- **End townhouse**
- **In need of schedule of works**
- **Freehold**

HALL 3' 10" x 2' 10" (1.17m x 0.88m) Entered via a UPVC front door, stairs to first floor.

LOUNGE/DINER 22' 0" x 12' 8" (6.73m x 3.88m) Having double glazed bay window to the front elevation and double glazed window to the rear, wood effect laminate flooring, two radiators.

KITCHEN 9' 8" x 5' 11" (2.95m x 1.82m) UPVC glazed door giving access to the garden, housing gas boiler.

LANDING 7' 4" x 6' 9" (2.25m x 2.08m) Double glazed window to the side elevation.

BEDROOM 11' 11" x 8' 8" (3.64m x 2.65m) Double glazed window to the front elevation, radiator.

BEDROOM 9' 7" x 8' 11" (2.94m x 2.73m) Double glazed window to the rear elevation, radiator.

BEDROOM 7' 8" x 7' 0" (2.36m x 2.15m) Double glazed window to the front elevation, radiator.

BATHROOM 6' 6" x 6' 1" (2.00m x 1.86m) Comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the rear elevation, radiator.

EXTERNAL Enclosed garden to the rear.

AGENTS NOTE It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

COMMON AUCTION CONDITIONS The property is sold subject to our common auction conditions (a copy is available on request).

BUYERS ADMINISTRATION FEE A buyers





administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction.

LEGAL PACK Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via the Butters John Bee website at www.buttersjohnbee.com. Legal packs can also be viewed at Martin & Co's office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitors whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

VIEWINGS To view this lot, please contact the selling

office.

INTERNET, TELEPHONE AND PROXY BIDDING Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with Butters John Bee's auction department on 0800 0902200 or e-mail auktion@bjbmail.com. Further details are available in the catalogue.

ADDENDUM Check the latest addendum at buttersjohnbee.com for alterations or changes to the catalogue.

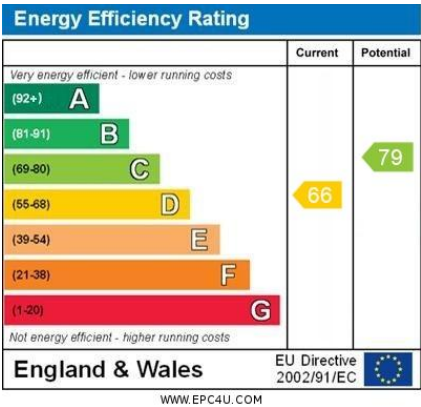
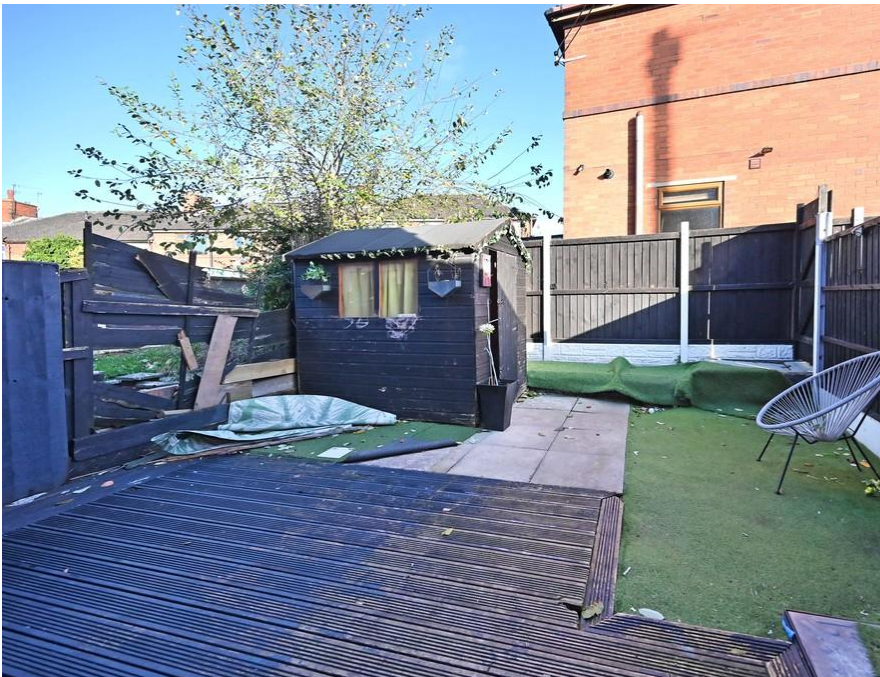
GUIDE PRICE An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of

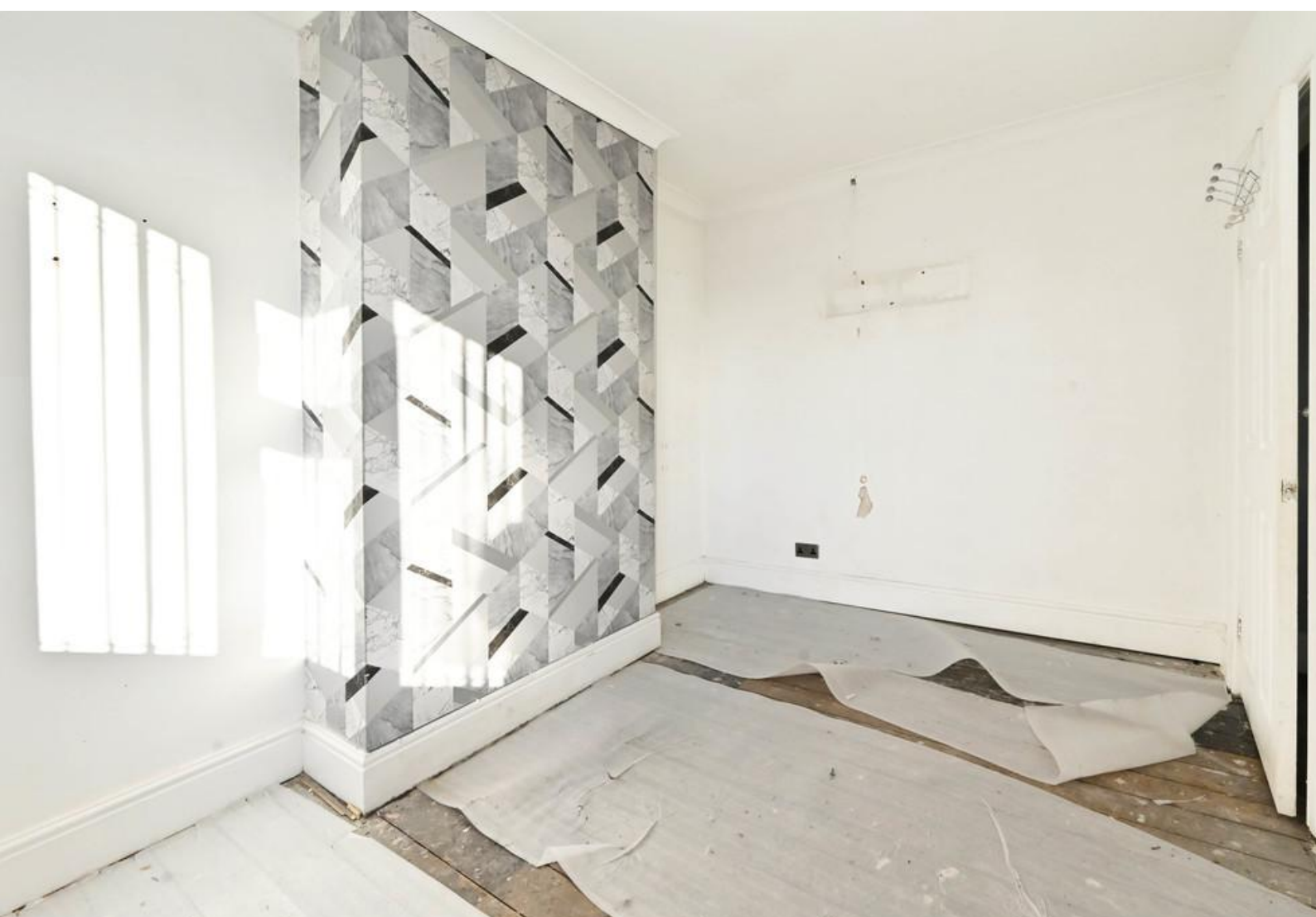


interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROOF OF IDENTITY To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification. When a property is due to go to auction, all bidders will be required to register prior to auction.







All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.