



Brown Hill Drive  
Austerlands, OL4 4BD  
Auction Guide £180,000



# Brown Hill Drive, Austerlands, OL4 4BD

\*\*\*\* For Sale by Modern Auction – T & C's apply • Subject to Reserve Price• Buyers fees apply• The Modern Method of Auction. \*\*\*\*

NO CHAIN Home Estate Agents are pleased to offer for sale this three bedroom semi detached property. The property is situated in an elevated position with far reaching views of the surrounding countryside in the popular area of Austerlands. Ideal property for the growing family, located close to local schools, amenities and transport links. \*\* Viewing recommended \*\*.

In brief the accommodation comprises: Entrance hallway, dual aspect lounge/diner, kitchen and utility room to the ground floor. Three bedrooms (two doubles and one single), bathroom and separate WC to the first floor. Lawned garden to front with shrub borders, gate to side and steps leading up to the entrance. Enclosed lawned garden to rear with two separate paved patio areas.

## GROUND FLOOR

### Hall

Door to front, stairs to first floor, doors to:

### Lounge/Diner 19'4" x 12'1" (5.89m x 3.69m)

Double glazed box window to front, double glazed window to rear, feature fireplace and surround with inset Living Flame fire, laminate flooring, two radiators.

### Kitchen 11'0" x 8'10" (3.35m x 2.69m)

Double glazed window to side, fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, tiled splashbacks, space for Range cooker, door to storage cupboard, open plan to:

### Utility Room 6'3" x 12'0" (1.91m x 3.66m)

Double glazed window to rear, fitted with base units with work surface over, door to understairs storage cupboard, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## FIRST FLOOR

### Landing

Access to loft, radiator, doors to:

### Bedroom 1 9'9" x 14'1" (2.97m x 4.28m)

Two double glazed windows to front, built-in mirrored wardrobes, radiator.

### Bedroom 2 12'0" x 9'0" (3.65m x 2.74m)

Double glazed windows to front and side, radiator.

### Bedroom 3 7'10" x 8'9" (2.39m x 2.67m)

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear, fitted with a two piece suite comprising panelled bath with shower over and vanity wash hand basin, tiled walls, radiator.

### WC

Double glazed window to rear, low level WC.

## OUTSIDE

Lawned garden to front with shrub borders, gate to side and steps leading up to the entrance. Enclosed lawned garden to rear with two separate paved patio areas.

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## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

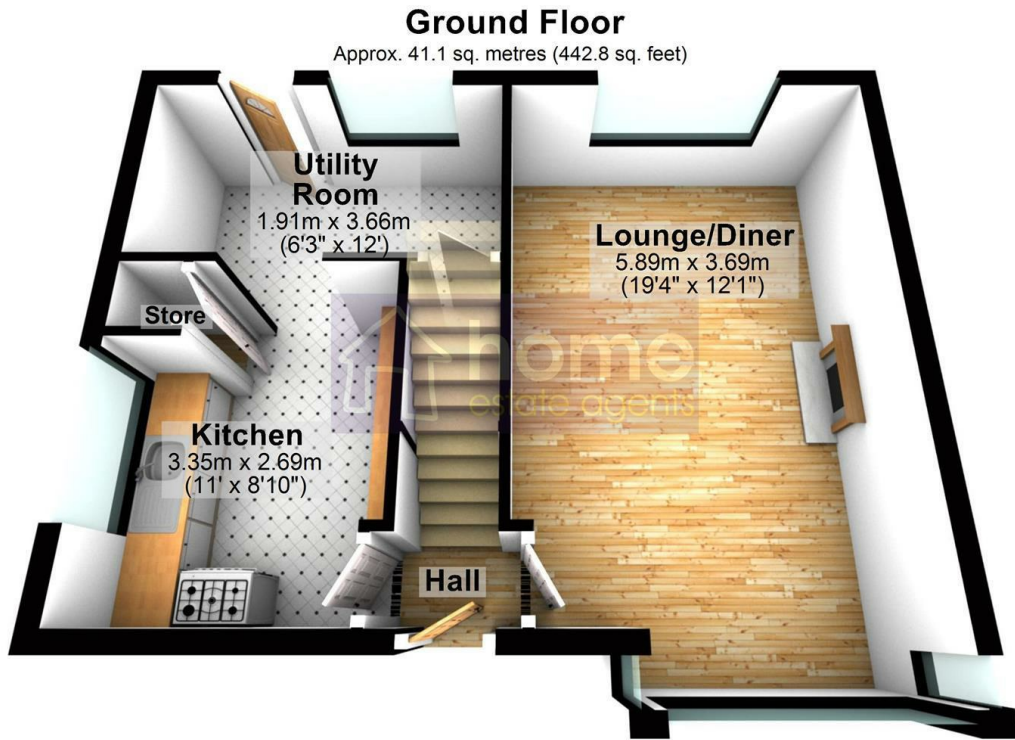
## Auction Disclaimer

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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Total area: approx. 82.3 sq. metres (885.4 sq. feet)

