



## Worcester House

guide price £100,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive maisonette
- Easy reach of Town centre
- Sitting Room and Kitchen/Dining Room
- Original character features
- Enjoying upper floor view
- EPC Rating: D





## About the property

Excellent location for Town, interesting maisonette within character property. Well proportioned living area, with attractive front aspect. Previous successful let and available immediately, with no onward chain.

Set along a charming little walkway, just off St Mary Street. Within easy reach of the Town centre, Haberdashers Boys School, Blake theatre and nearby car park. Within the converted traditional Town house, the maisonette occupies the two upper floors. Communal staircase leading up to the Entrance door and accommodation, comprising; Inner Hallway with doors to following: Bathroom, Sitting Room with feature window overlooking the front aspect. Sizeable Kitchen with room for Dining Area. Stairs lead up to the loft Bedrooms, with extensive main room fitted with deep cupboards along the eaves and feature exposed roof framework. The second Bedroom is more compact, with pitched roof and includes ornamental feature chimney breast and small window to side, making ideal guest/childs room.





## 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.

### Entrance Hall

### Bathroom

### Kitchen/Dining Area

11' 2" x 9' 7" (3.40m x 2.92m)

### Sitting Room

12' 2" x 10' 7" (3.71m x 3.23m)

### Upper Floor

#### Bedroom One

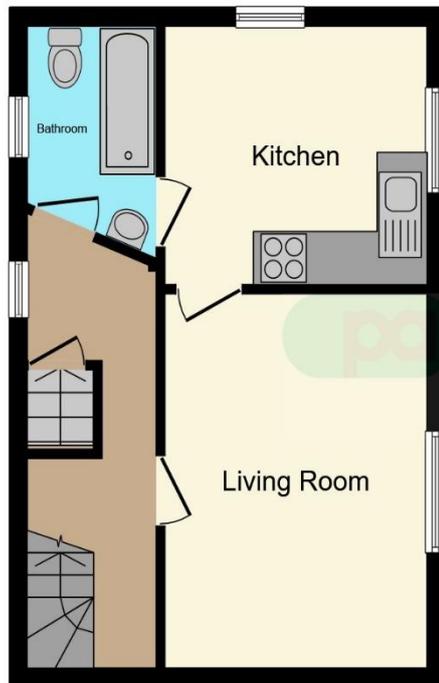
15' 5" x 8' 4" extending to 13' 11" (4.70m x 2.54m extending to 4.24m)

#### Bedroom Two

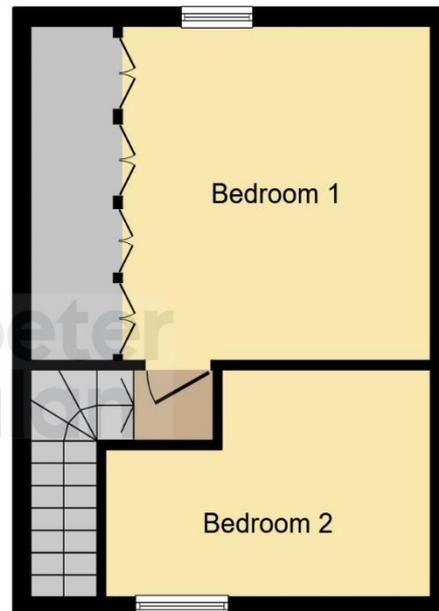
9' narrowing to 4' 4" x 7' 3" (2.74m narrowing to 1.32m x 2.21m)

Approx (restricted head height)

## Floorplan



**First Floor**



**Second 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](http://www.focalagent.com)

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