

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Martham Cottages, Cranberry, Cotes Heath, ST21 6SQ

Auction Guide

£141,000

- For sale via Online national auction on Mon 28th April 1.00pm until Tues 29th April 1.00pm
- PRE & POST AUCTION OFFERS WELCOME
 - Two Bedrooms
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- A Semi-Detached Cottage
- Newly Fitted Kitchen/Utility

2 BED SEMI DETACHED COTTAGE

FOR SALE VIA ONLINE AUCTION ON MONDAY 28th April AT 1PM UNTIL TUESDAY 29th April 1PM.

PLEASE CONTACT FOR VIEWINGS

We welcome this Two Bed Semi Detached Renovated Cottage property to Auction which holds a great investment opportunity or First time home. Currently being sold vacant, this family home is ideal for first time investor or someone wanting to add to their already successful portfolio.

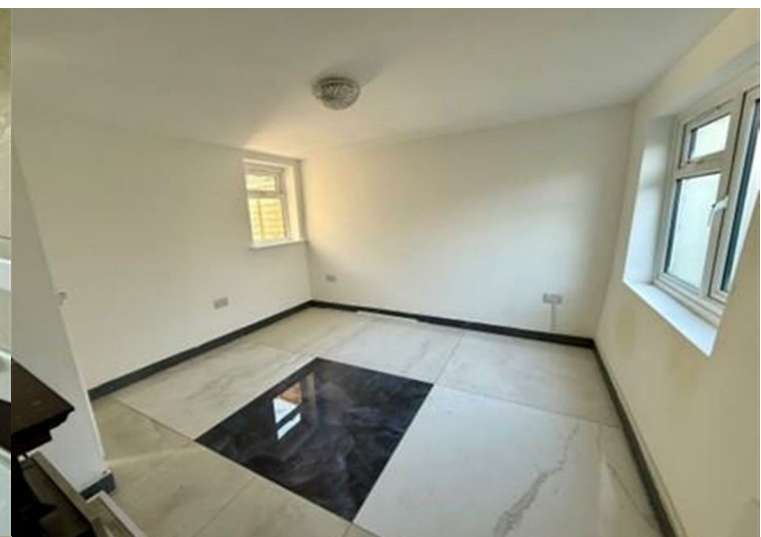
In brief, to the ground floor the property has good sized reception room with kitchen/utility area (newly fitted), downstairs bathroom and sun room area. To the first floor can be found currently Two double bedrooms.

To the exterior there is a garden and possibility to turn into driveway.

This property is located in Cranberry rural location near to the Trainline. good road links to M6, A34 and A500.

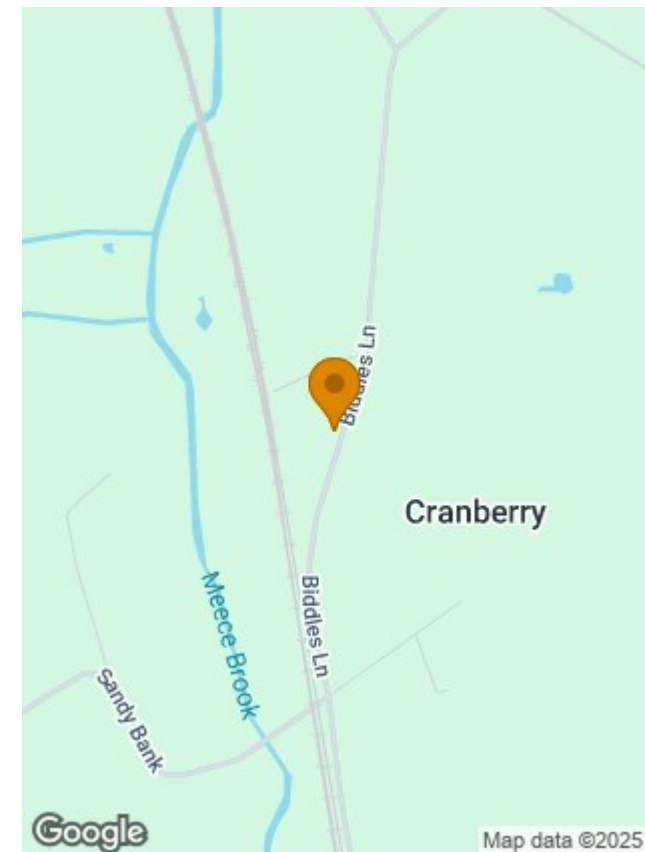
For more information contact us.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		22
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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