

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Meir Road, Normacot, Stoke-On-Trent, ST3 7HX

Auction Guide

£80,000



- For sale via Online national auction on Mon 21st April 1.00pm until Tues 22nd April 1.00pm
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- 2 BEDROOM COTTAGE - A CHARACTER PROPERTY!
  - UPVC double glazing.
- Open House Event 11th April 1.00pm to 1.30pm
- PRE & POST AUCTION OFFERS WELCOME
  - Gas central heating.
- Prominent position with brick and tile outbuilding.

## 2 BEDROOM COTTAGE - A CHARACTER PROPERTY!

For sale via Online national auction on Monday 21st April 1.00pm until Tuesday 22nd April 1.00pm

Open House Event 11th April 1.00pm to 1.30pm

IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE AUCTION HOUSE WEBSITE

We welcome this Two Bedroom 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.

Two bedroom cottage on the outskirts of Normacot.

Gas central heating.

UPVC double glazing.

Prominent position with brick and tile outbuilding.

For more information contact us.



## GROUND FLOOR

### LOUNGE

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed front door. Two UPVC double glazed windows. Radiator. Fitted carpet. Feature fireplace.

### KITCHEN

13'4 x 9'10 (4.06m x 3.00m)

Range of fitted wall cupboards and base units with a gas hob and electric oven. Two UPVC double glazed windows. Vinyl flooring. Stairs to the first floor.

### REAR HALL

UPVC double glazed rear door. Cupboard containing the gas central heating boiler. Radiator.

### SHOWER ROOM

8'1 x 5'4 (2.46m x 1.63m)

Walk in shower, pedestal wash basin and wc. Tiled and PVC panelled walls. Radiator. UPVC double glazed window.

## FIRST FLOOR

## ROOM ONE

10'3 x 9'11 (3.12m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

## ROOM TWO

13'7 x 13'6 (4.14m x 4.11m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

## OUTSIDE

Enclosed paved rear yard.  
Brick and tile storage shed.







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**MATERIAL INFORMATION**

Tenure - Freehold

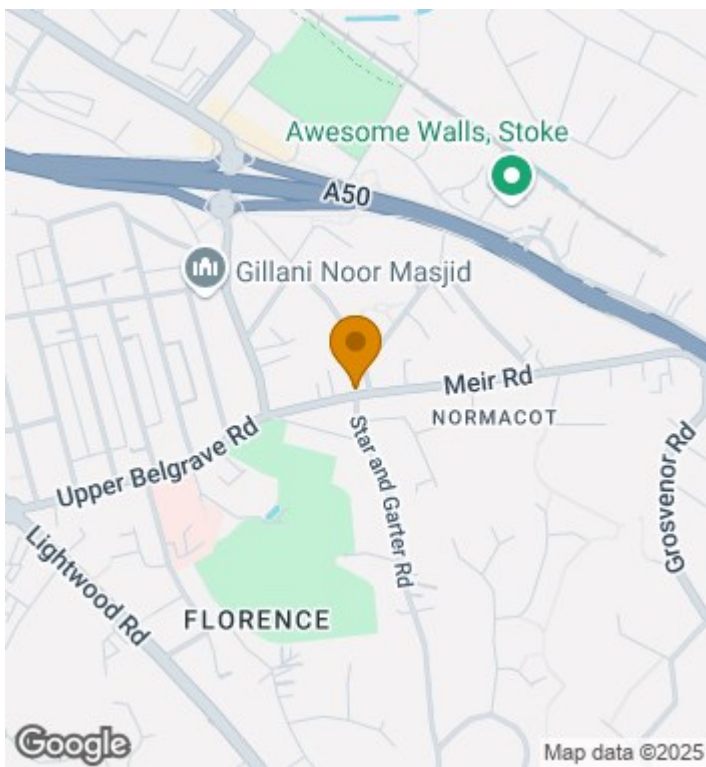
Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





#### 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](mailto:enquiries@austerberry.co.uk)

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