

Wellington Road, TQ1 3BA

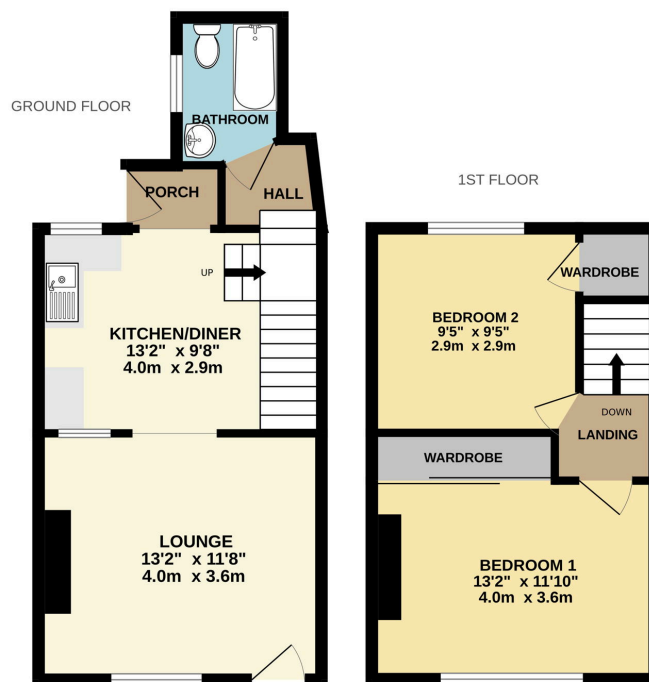
Starting Bid - £140,000

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SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Mid-Terraced Home
- Sold Via 'Secure Sale'
- Immediate 'Exchange of Contracts' Available
- NO ONWARD CHAIN
- Rear Garden
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing
- Close to Amenities
- Council Tax - A
- EPC - D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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You enter into the lounge which has an opening to the kitchen/diner. The kitchen is well equipped with a range of wall, base, and drawer units, sink drainer, space for cooker, and space with plumbing for a washing machine. Lastly, the bathroom has a 'P' shaped bath, wash handbasin with cupboard under and low-level W/C. On the first floor you have two double bedrooms, both has a built in cupboard space. The rear garden is a lovely space and has steps up to a lawn area.

