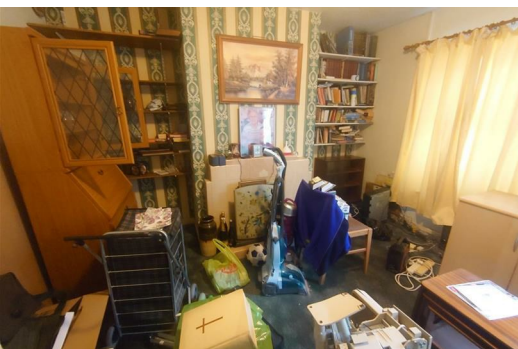




**Welcome Street, Atherstone
Warwickshire CV9 1DU
Guide Price £115,000**

Pointons are pleased to offer for sale by MODERN METHOD AUCTION this doer-upper mid terraced property in the centre of the market town of Atherstone. Having good transport links, the property is situated in a convenient location, close to all local amenities. The property briefly offers Reception Lounge, Kitchen/Diner, Two Bedrooms and Tiled Shower Room. This UPVC Double Glazed and Centrally Heated terrace also benefits of a small garden to both front and rear. Viewing is advised to see the potential.



Reception Lounge

11'11" x 12'5" (3.64m x 3.78m)

Having UPVC entrance door, tiled feature fireplace, central heating radiator, power points, UPVC double glazed flush window and double door to:

Kitchen/Diner

20'8" x 12'5" (6.29m x 3.78m)

Having single drainer sink unit set in a rolled top work surface with a range of fitted units above and below, adjacent matching breakfast bar with fitted units below. Space and plumbing for domestic appliances, tiled splash back, central heating radiator, feature fireplace, power points, recessed storage, stairs to the first floor landing, UPVC double glazed flush window and exit door to rear garden.

Landing

Having central heating radiator, power point, loft access and doors off which leads:

Bedroom 1

11'11" x 12'5" (3.64m x 3.78m)

Having recessed storage, central heating radiator, power points and UPVC double glazed flush window.

Bedroom 2

10'1" x 9'3" (3.07m x 2.83m)

Having central heating boiler, central heating radiator, power points and UPVC double glazed flush window overlooking the rear.

Shower Room

Being fully tiled and having a white suite comprising of shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Central heating radiator and UPVC double glazed frosted flush window.

Outside

The property has the benefit of a small garden to the front and rear, the latter briefly comprises of patio, lawn and boundary fencing.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating of D

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

MODERN METHOD AUCTION TERMS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

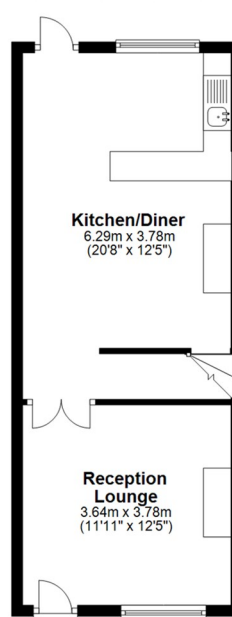
A Buyer Information Pack is provided. The buyer will pay £300.00 including

VAT for this pack which you must view before bidding.

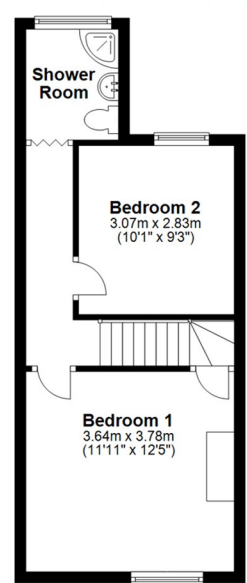
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Ground Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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