

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL
BANNISTER

Sales & Lettings

AUCTION



31 Fore Street

Beacon, Camborne, TR14 7SD

Auction Guide £115,000



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Thursday 24th July at 12.00 noon. Auction Guide Price £115,000. Please contact the office to arrange a viewing.



A two-storey, three-bedroom mid-terrace cottage for refurbishment, being located in a popular residential and lettings area. The property will appeal to builders and investors alike, on the lookout for a modest project to create an enviable home for onwards sale or rent.

ACCOMMODATION

GROUND FLOOR

Hallway, living room, dining room, kitchen, bathroom/WC.

FIRST FLOOR

Landing, three bedrooms.

OUTSIDE

Small frontage with principle garden to the rear.

TENURE

Freehold with vacant possession.

EPC

Rating: D.

WHAT3WORD

switch.acoustics.chitchaty

BROADBAND & MOBILE COVERAGE

Broadband: Ultrafast available

Mobile: Likely inside. Likely outside.

Source: ofcom.org.uk

VIEWINGS

Please call 01395 247000 to book into online to one of the scheduled block appointments.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

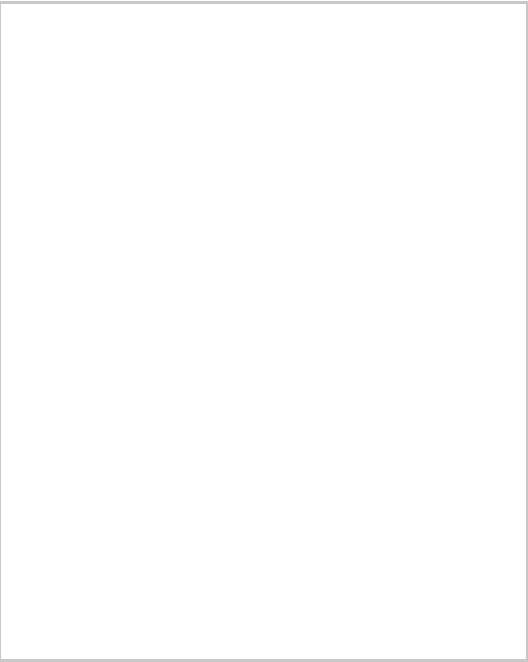
PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

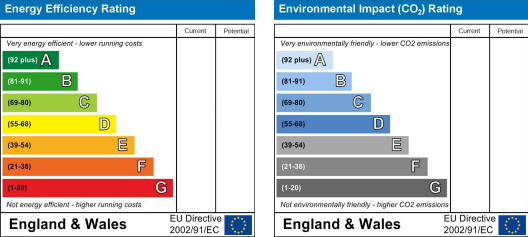
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.