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8 Station Road

- THREE BEDROOM BACK TO BACK TERRACED HOUSE
- IDEAL OPPORTUNITY FOR INVESTORS
- FOR SALE MODERN METHOD OF AUCTION
- BLANK CANVAS

Auction Guide Price £100,000

EPC Rating '47'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION-
STARTING PRICE OF £100,000 PLUS RESERVATION
FEES APPLY. An exciting opportunity for investors,
developers or ambitious buyers to acquire this three
bedroom back-to-back terraced property offering
enormous potential.

Requiring a full programme of renovation, the house is currently a complete blank canvas with no kitchen or bathroom installed, allowing the next owner total freedom to design and finish the interior to their own specification and style. Whether you are looking to create a strong rental investment, a resale project, or a personalised home, the possibilities here are extensive.

Externally, the property benefits from a pleasant front garden, providing valuable outdoor space and the chance to enhance kerb appeal.

Properties with this level of potential rarely stay available for long – early viewing is highly recommended for those ready to take on a project.



FRONT ENTRANCE

The property is accessed via a small front entrance hall which provides access to both the kitchen and the living room. The space offers a practical area for coats and shoes and creates a natural separation from the main living accommodation.



RECEPTION ROOM

13' 1" x 15' 1" (3.99m x 4.6m) A well-presented and inviting living space featuring a contemporary fireplace with decorative surround, creating an attractive focal point to the room. The neutral décor, stylish feature wallpaper and light wood flooring combine to give a bright, modern feel, while the ceiling rose and coving add a touch of character.

Generous proportions offer ample space for both lounge seating and additional furnishings, making this an ideal room for relaxing or entertaining.



KITCHEN

7' 1" x 15' 1" (2.16m x 4.6m) The kitchen area is currently stripped back and ready for refurbishment, offering buyers the opportunity to design and install a layout entirely to their own taste and requirements. A window provides natural light, and there is ample scope to create a practical and modern cooking space.

The kitchen also gives access to the cellar and provides the route through to the staircase leading to the first floor, making it a central and functional part of the home's layout.

While the kitchen has not yet been fitted, the vendor has already purchased the units and they will be included as part of the sale. Installed just 12 months ago, the boiler has recently been serviced and comes with the reassurance of a four-year parts warranty.



CELLAR

6' 1" x 15' 1" (1.85m x 4.6m) Accessed from the kitchen, the cellar provides useful additional storage space and has been improved with painted brickwork and flooring for a cleaner, more practical environment. Lighting is installed and a small window offers ventilation.

A versatile area with potential for a range of uses, subject to any necessary consents.

BEDROOM 1

15' 1" x 11' 1" (4.6m x 3.38m) A spacious double bedroom enjoying plenty of natural light from the window to the front elevation. The room features fitted wardrobes providing excellent storage, along with a feature fireplace which adds character and a focal point.



The neutral décor offers a versatile backdrop, making it easy for a buyer to personalise the space to their own taste.

BATHROOM

13' 1" x 8' 11" (3.99m x 2.72m) Currently fitted with a WC, this space offers excellent scope for reconfiguration and upgrading. Buyers have the opportunity to design and install a bathroom suite to suit their own taste and requirements, creating a modern and functional room tailored to their needs.

BEDROOM 2

13' 1" x 8' 1" (3.99m x 2.46m) A well-proportioned bedroom positioned on the upper floor, benefiting from a skylight window which allows natural light to pour into the space. The room features neutral décor and exposed floorboards, offering a blank canvas for a buyer to finish to their own style.

An ideal space for a guest room, child's bedroom or home office.

BEDROOM 3

9' 1" x 7' 2" (2.77m x 2.18m) A comfortable third bedroom offering flexibility for a range of uses. The room would work equally well as a child's bedroom, nursery, study or dressing room, depending on a buyer's needs.

A versatile space that complements the accommodation on offer.

EXTERIOR

To the front of the property is a low-maintenance garden designed for ease of upkeep. Featuring a combination of artificial lawn, paved pathways and a gravelled area, the space offers practicality along with potential for further landscaping or personalisation.

Enclosed by stone walling with gated access, it provides a pleasant area to sit out while enhancing the home's kerb appeal. A passageway runs down the side of the house, where a shed provides useful additional storage.

AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the



vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,500.00 + VAT = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

PURCHASE DETAILS: *Please note that the services & appliances have not been tested & the property is sold on that basis.*

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