





Property Description

This charming 1960s semi-detached home has been lovingly maintained by the same family since new and is now offered to the market chain-free. The property features a welcoming entrance hall, a well-proportioned kitchen, and a spacious lounge, dining room and opens into a lean-to sun room—perfect for enjoying the garden views year-round. Upstairs, there are three generously sized bedrooms and a family bathroom. Outside, the mature rear garden offers a peaceful retreat with plenty of space for relaxation or entertaining. A garage and driveway to the side provide convenient off-street parking. This is a wonderful opportunity to secure a much-loved home in a sought-after location

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than

£349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door to the front, stairs leading to the first floor, radiator, under stairs storage cupboard

Lounge

12' 5" max x 11' 6" (3.78m max x 3.51m)

Double glazed window to the front, radiator

Dining Rom

wood and glazed panel door and window to the rear, gas fire and surround, radiator, original styel sliding doors to the lounge.

Kitchen

13' 4" x 6' 8" (4.06m x 2.03m)

Double glazed window to the side and rear, range of fitted wall and base units, rolled edge work tops with matching splash backs, one a half bowl sink unit with mixer tap, space for fridge/freezer, space for washing machine, space for electric cooker, wood and glazed panel door to the conservatory

First Floor Landing

Loft access with loft ladder and ,

boarding, double glazed window to the side.

Bedroom One

13' 3" x 8' 3" from front of the wardrobes (4.04m x 2.51m from front of the wardrobes)
Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

11' 3" x 9' 7" from front of the wardrobes (3.43m x 2.92m from front of the wardrobes)
Double glazed window to the rear, radiator, fitted wardrobes, cupboard housing the hot water tank

Bedroom Three

7' 6" x 7' 2" (2.29m x 2.18m)
Double glazed window to the front, radiator

Bathroom

Double glazed frosted window to to rear, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, heated towel radiator.

Rear Garden

A generous sized enclosed garden that is mainly laid to lawn, paved patio, borders hosting plants and shrubs, and lean to with brick built boiler cupboard.

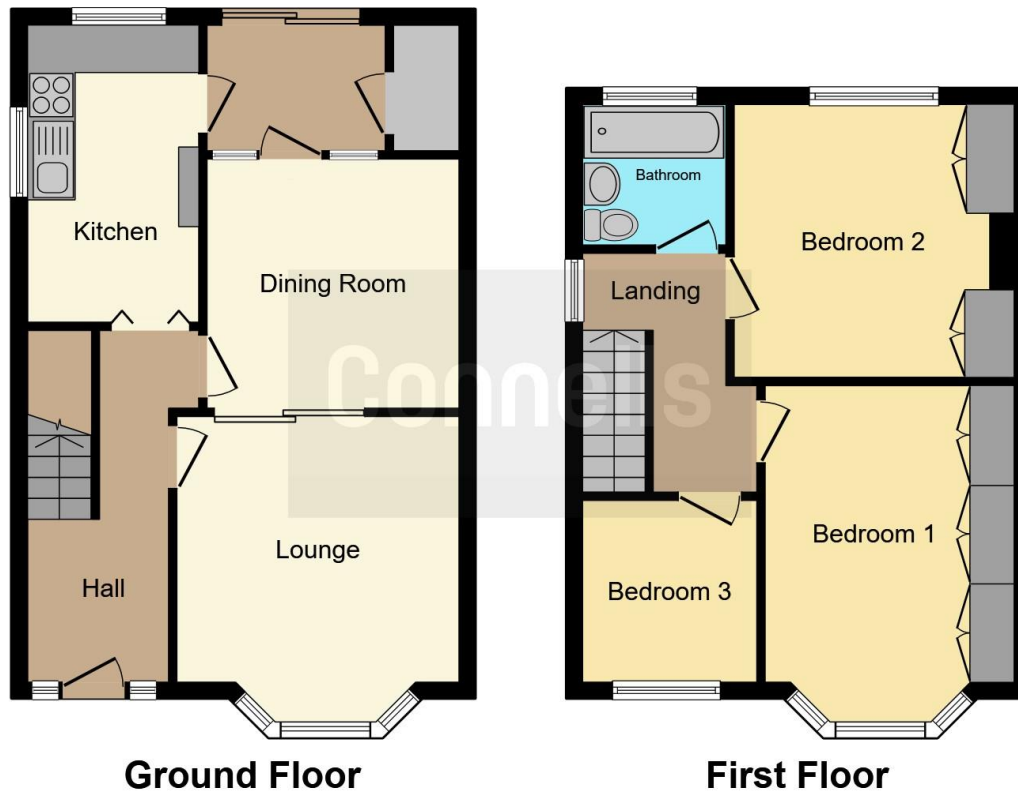
Parking

Driveway to the front

Dining Rom

10' 5" max x 11' 3" (3.17m max x 3.43m)
wood and glazed panel door and window to the rear, gas fire and surround, radiator





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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