



Connells

Redman House Main Road
Kempsey Worcester

Redman House Main Road Kempsey Worcester WR5 3JY

For Sale guide price
£145,000



Property Description

Being offered for sale by the Modern Method of Auction, this two-bedroom first-floor flat presents an excellent opportunity for investors, developers, or buyers looking for a refurbishment project.

The accommodation comprises an entrance hall, a spacious living room, fitted kitchen, two well-proportioned bedrooms, and a shower room. Externally, the property benefits from a private rear garden, driveway parking, and a garage.

Requiring modernisation throughout, the property offers significant potential to add value and create a comfortable home or investment property.

Conveniently located on Main Road, Worcester, with access to local amenities, transport links, and nearby facilities.

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.

Ground Floor

Entrance Hall

Laminate flooring.

Living Area

Door to the front, two ceiling lights, electric fire, storage heater and carpet flooring.

Patio doors to the rear.

Door to the kitchen.

Door the hallway.

Kitchen

Front facing double glazed window, wall and base units, sink and drainer unit, space for under counter appliances and vinyl flooring.

Bedroom One

Two front facing single glazed windows, ceiling light and carpet flooring.

Bedroom Two

Two rear facing single glazed windows, ceiling light and carpet flooring.

Shower Room

Rear facing single glazed window, W.C, wash hand basin, corner shower, boiler and part tiled walls.

Outside

Outside Front

To the front of the property is driveway leading to the front door of the flat.

Outside Rear

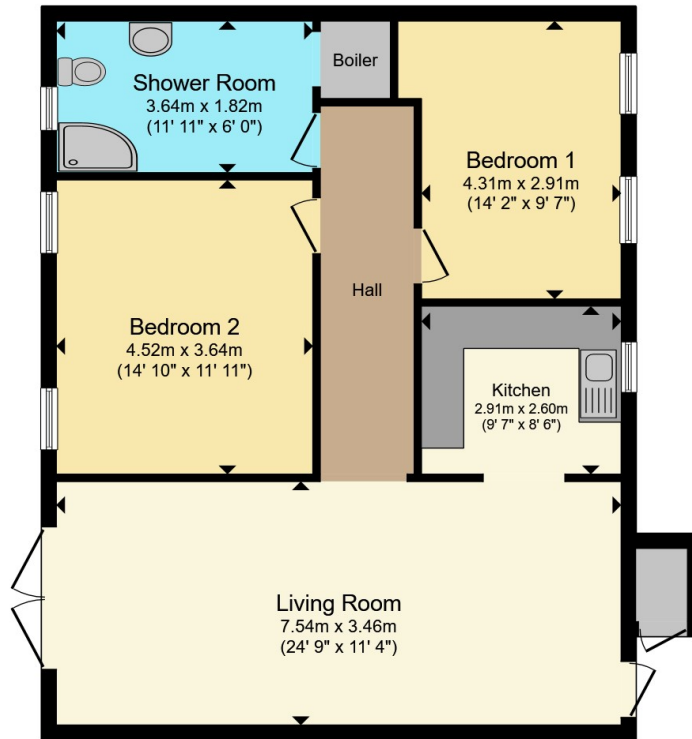
To the rear of the property is a flat/partly slanted garden with rear access. There is also a shed.

Single Garage

Services

All main services are connected to the property.





Total floor area 81.1 m² (873 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: F Council Tax
Band: A

view this property online connells.co.uk/Property/WOR315848

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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