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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Extended Three Bed Semi on a corner plot**
- **Subject to Reserve Price, Buyers fees apply**
- **Central Heated, Double Glazed**
- **Garage, Parking, Gardens**
- **For Sale by Modern Auction – T & C's apply**

3 Collis Avenue, Stoke-On-Trent

Stoke-On-Trent, ST4 6DT

Auction Guide Price £160,000

Description

For sale by Modern Method of Auction: Starting Bid Price £165,000 plus Reservation Fees. An extended three bedroom semi detached property situated in a large corner plot on Collis Avenue, Basford. This large semi detached property benefits from gas central heating, double glazing and a conservatory at the rear but requires internal updating. Accommodation comprises entrance hall, living room, kitchen diner, conservatory, rear hall, WC and garage at ground floor level with three large bedrooms and a family bathroom to the first floor. To the frontage is a low maintenance front garden with block paved driveway onto a side block paved drive leading to a low maintenance rear garden with patio seating area.This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: keates.iam-sold.co.uk

Ground Floor

Entrance Hall
With carpeted floor, radiator, stairs off.

Living Room *10' 7" x 13' 11" (3.23m x 4.25m)*
With carpeted floor, radiator, Power Point, feature hearth, bay window to front.

Kitchen/Breakfast Room *7' 7" x 14' 2" (2.32m x 4.33m)*
Fitted kitchen with wood wall and base units marble effect surfaces over. Part tiled walls and vynile floor. Includes built-in ladder cupboard, cooker point, Power Point, radiator. Access onto conservatory.

Conservatory *9' 3" x 11' 11" (2.83m x 3.64m)*
With carpeted floor, radiator, Power Point, patio doors onto rear.

Rear Hall
With carpeted floor, access to garage, rear and WC.

WC *2' 10" x 4' 8" (.86m x 1.42m)*
With WC in white. Fully tiled walls and tiled floor.

Garage *13' 9" x 7' 11" (4.19m x 2.42m)*
Concrete floor, electrical power up and over door.

Landing
With carpeted floor, stairs off

Bedroom 1 *11' 3" x 7' 9" (3.43m x 2.37m)*
With carpeted floor, radiator, Power Point.

Bedroom 2 *10' 11" x 11' 2" (3.33m x 3.40m)*
With carpeted floor, radiator, Power Point, built-in storage cupboard. Easy loft access.

Bedroom 3 *8' 4" x 9' 6" (2.54m x 2.90m)*
With carpeted floor, radiator, Power Point.

Family Bathroom *9' 6" x 4' 8" (2.90m x 1.43m)*
Fitted bathroom suite in White with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and vinyl floor. Includes radiator.

Outside
To the frontage is a low maintenance front garden with blockage driveway onto a side block paved drive leading to a low maintenance rear garden with patio seating area.

Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Energy performance certificate (EPC)

3 Collis Avenue STOKE-ON-TRENT ST4 6DT	Energy rating **D**	Valid until:	**5 August 2036**
		Certificate number:	**8500-7206-0122-3675-3363**

Property type	Semi-detached house
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.