



34 Himbleton Road, Worcester – WR2 6BB

Guide Price **£120,000**

HILLS
Estate Agents

34 Himbleton Road

Worcester, Worcester

For sale by auction held at The View 3 Suite located at Worcestershire County Cricket Club, New Road, Worcester, WR2 4RL. Tuesday 5th May, Auction start time: 14:00.

We are delighted to bring this three bedrooms semi-detached home to our upcoming auction. The property comprises entrance hall, large sitting room, kitchen, three bedrooms, integral garage, first floor as well as ground floor WC, first floor Bathroom.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a 1.5% + VAT (1.8% inc VAT) min fee of £3000 + VAT (£3600 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

The guide price is an estimate of the seller's minimum acceptable price at auction. It helps potential buyers decide whether to pursue a purchase. Typically, a provisional reserve price range is agreed upon between the seller and auctioneer at the start of marketing. Since the reserve price isn't fixed and can be adjusted up until the auction day, the guide price is issued. It may be presented as a price range or a single figure within 10% of the final reserve price. The guide price is different from the reserve price and can change up to the auction day.

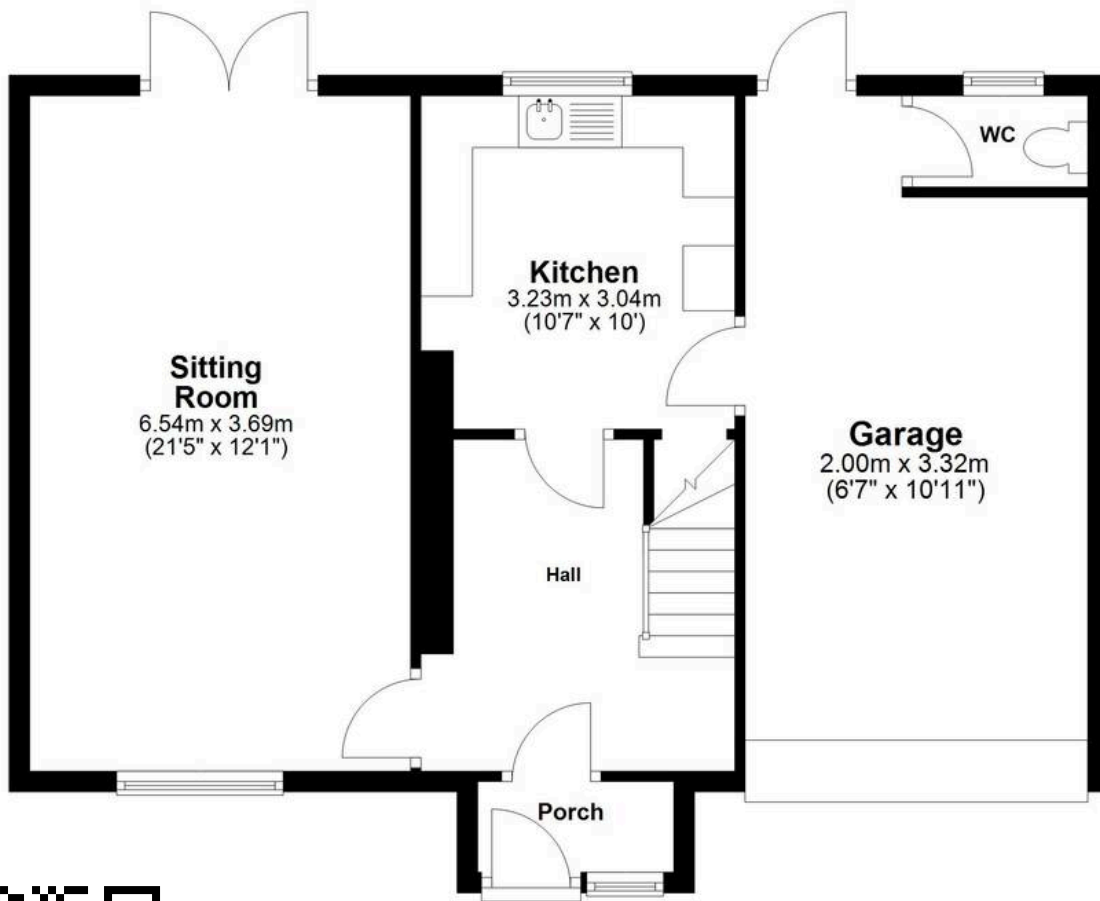
RESERVE PRICE

The reserve price is the minimum amount the seller is willing to accept at auction. It is confidential between the seller and auctioneer and represents





Ground Floor



First Floor

