



21 Pen Street

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in a central location, convenient for the town amenities, this well-proportioned two bedroom property offers an excellent opportunity for first time buyers, investors or those looking to downsize. Offered for sale with our partner auction agents with no onward chain, the ground floor features both a lounge and dining room, two double bedrooms, kitchen and utility, with two bedrooms and bathroom to the first floor. Outside, the property benefits from a sheltered hard-standing seating area and a split-level garden area with artificial lawn. Garden shed also included.

- Two Reception Rooms and Two Bedrooms
- Kitchen & Utility Room
- Centrally Located For The Town Amenities
- Gas Central Heating
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Tenure: Freehold
- EPC 'D' 59. Council Tax Band 'A'

Entrance – Via uPVC door into the **Entrance Hall** - With staircase leading to the first floor accommodation, radiator and door through to the lounge.

Lounge 3.36m x 3.54m (11'0" x 11'7") - A spacious reception room with uPVC window to the front, radiator and archway through to the dining room.

Dining Room 2.54m x 3.63m (8'4" x 11'11") – With uPVC door to the rear garden and a further door through to the kitchen.

Kitchen 2.82m x 2.05m (9'3" x 6'9") – uPVC window to the side. The kitchen has tiled floor and comprises a fitted range of wall and base units with work surfaces over, having a stainless steel style sink/drainer with mixer tap, together with spaces for a gas cooker and fridge. Open access to:

Rear Lobby/ Utility 4.33m x 1.64m (14'2" x 5'5") – Having a Glow Worm gas-fired central heating boiler, radiator, spaces for washing machine/ tumble dryer and door to the rear garden.

First Floor Landing – Over-stairs storage cupboard and doors arranged off to:

Bedroom One 3.33m x 4.51m (10'11" x 14'10") - Double bedroom with two double glazed windows to the front aspect and radiator.

Bedroom Two 2.58m x 2.81m (8'6" x 9'3") – With uPVC window to the rear and radiator.

Bathroom - Comprising a three-piece suite of panelled bath with Victorian style fittings, pedestal hand basin and close-coupled WC. Chrome style towel rail and tiling as appropriate.

Outside -To the rear of the property is a garden with an initial concrete seating area off the dining room, which extends to an area of gravel and artificial lawn.





Tenure: Freehold

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments - In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.