FOR SALE







High Street, Pershore, Worcestershire

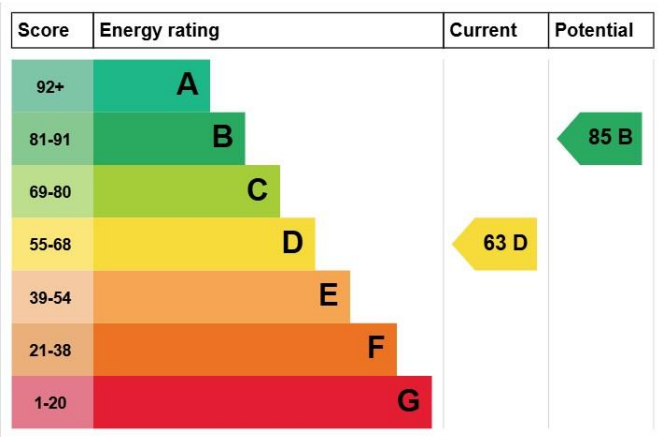
1 Bedroom, 1 Bathroom, House

£110,000 For Sale By Modern Method of Auction

MARTIN&CO



- **Freehold semi-detached cottage**
- **Double bedroom**
- **Bathroom**
- **Living room**
- **Fitted kitchen diner**
- **Side hall**
- **Toilet**
- **Electric central heating**
- **Mostly PVC double glazed**
- **Council Tax band A**
- **EPC band D**



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 6% of the purchase price including VAT, subject to a minimum of £7,200.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.
https://www.rightmove.co.uk/properties/89482293#/?channel=RES_BUY





GROUND FLOOR

LIVING ROOM 3.91m x 3.50m (12'9" x 11'6")

FITTED KITCHEN DINER 3.15m x 3.00m (10'4" x 9'10")

SIDE HALL 1.04m x 0.86m (3'5" x 2'10")

TOILET 2.17m x 0.84m (7'1" x 2'9")

FIRST FLOOR

LANDING 4.25m x 1.03m (13'11" x 3'5")

DOUBLE BEDROOM 11'6" x 10'1"

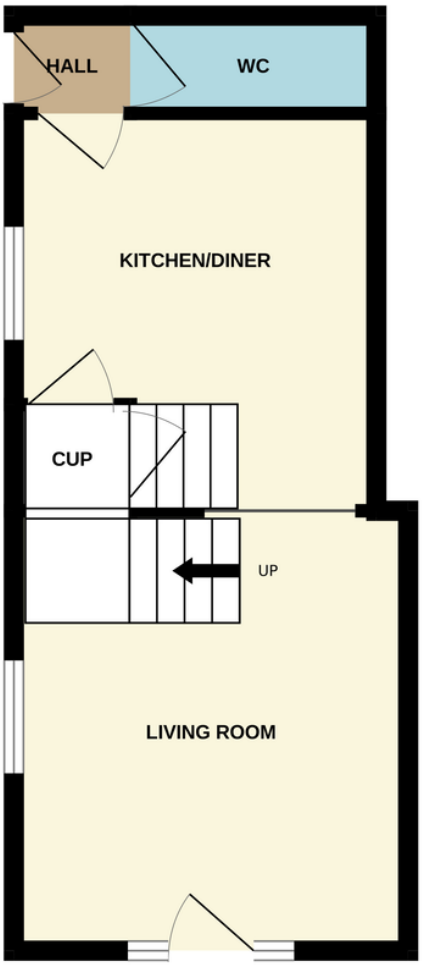
BATHROOM 3.38m x 2.04m (11'1" x 6'8")

OUTSIDE

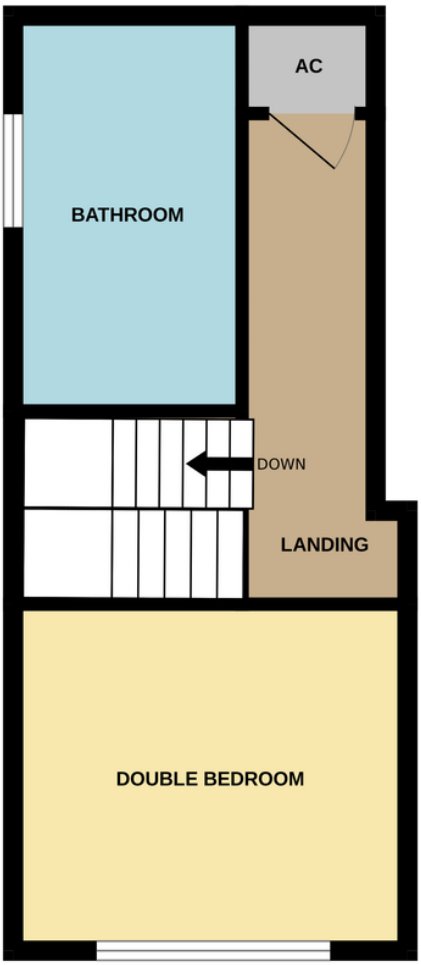
PARKING
The property benefits from a parking space in the courtyard to the front, which is included within the title of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.