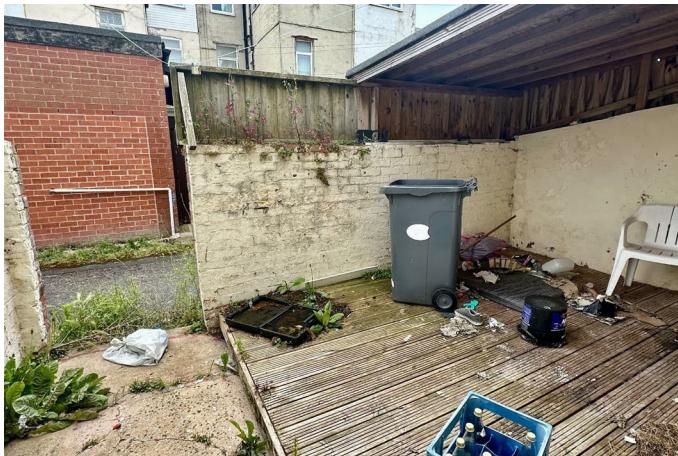
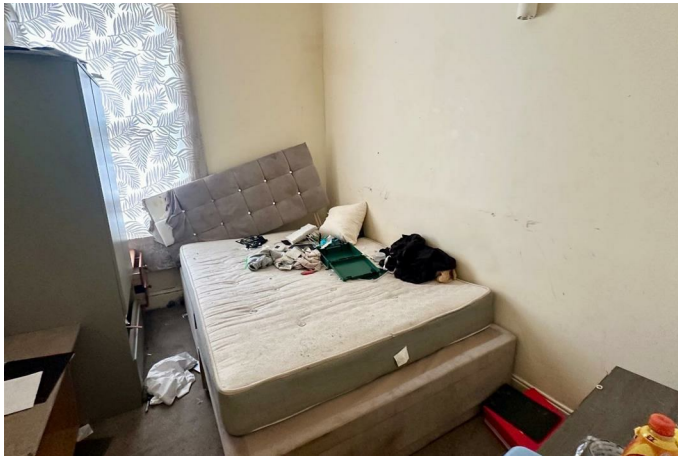
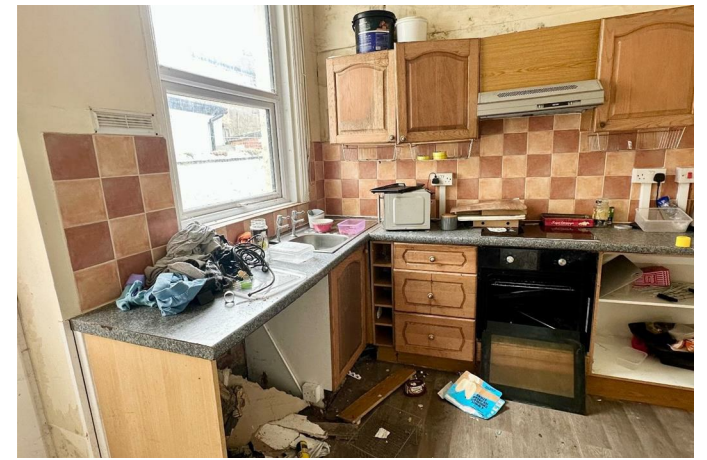
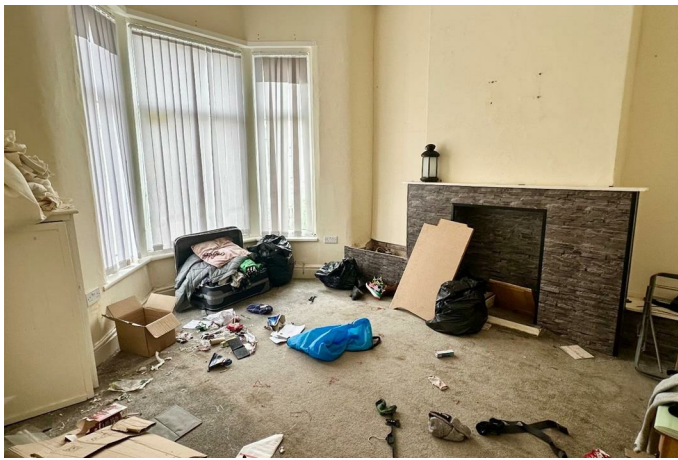




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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*TERRACED HOUSE IN A CONVENIENT LOCATION WITH NOONWARD CHAIN\*\* Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Bathroom, Sep WC, Enclosed South Facing Rear Garden, No Onward Chain Involved**

**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.**

**ENTRANCE HALL**

Double glazed entrance door

**HALLWAY**

Stairs to first floor landing

**LOUNGE**

13'10" x 11'9"

Double glazed walk in bay window to front, radiator, feature fireplace

**DINING ROOM**

12'11" x 10'9"

Double glazed window to rear, radiator, chimney breast

**KITCHEN**

10'5" x 9'4"

Fitted base and wall units with round edge worktops, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge freezer, built under electric oven, ceramic hob with extractor hood over, double glazed window to side, double glazed door to garden

**LANDING**

Radiator, loft access

**BEDROOM 1**

11'1" x 8'0"

Double glazed window to front, radiator, chimney breast

**BEDROOM 2**

11'10" x 7'9"

Double glazed window to rear, radiator

**BEDROOM 3**

10'6" x 6'4"

Double glazed window to front, radiator

**BATHROOM**

10'4" x 6'4"

Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, panelled walls, double glazed windows to side

**SEPARATE WC**

Low level wc, double glazed window to rear

**OUTSIDE**

Enclosed South facing rear garden, paved patio, timber decking area, gated access to rear

**MATERIAL INFORMATION**

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.

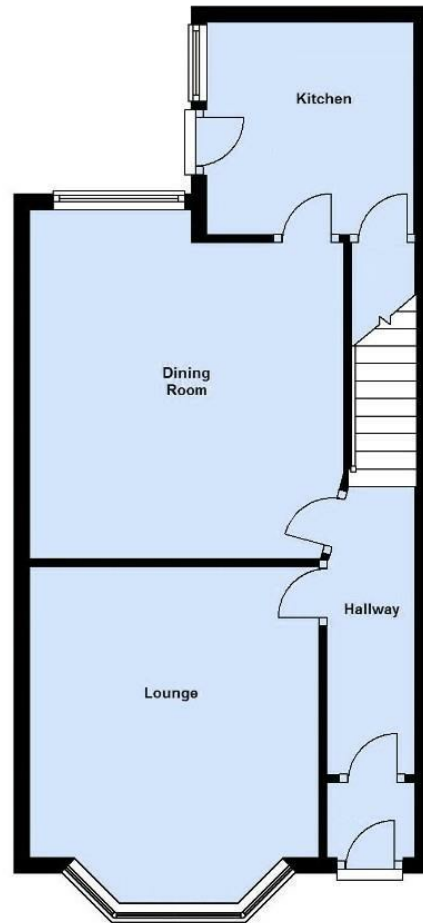
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful buyer will pay £349.00 plus VAT for this pack which you must view before bidding.

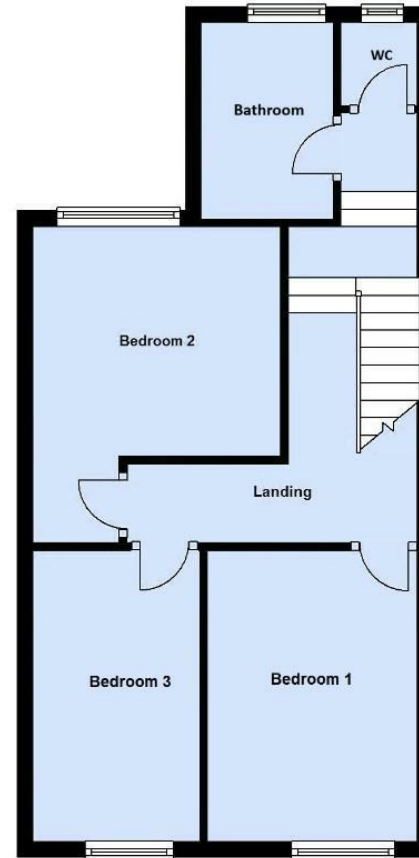
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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. Payment varies but will be no more than £450.00. These services are optional.

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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