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Real

36 New Market Street
Colne
BB8 9BY



FOR SALE BY AUCTION - T&C APPLY
SUBJECT TO AN UNDISCLOSED RESERVE PRICE
RESERVATION FEE APPLICABLE
THE MODERN METHOD OF AUCTION



For Sale

- Mid terrace property in a convenient residential location
- No chain
- Forecourt frontage adding kerb appeal
- Lounge
- Fitted kitchen

Auction Guide £50,000

- Two bedrooms
- Three piece bathroom suite
- Enclosed rear yard
- Ideal for first time buyers or investors
- Manageable home with good potential



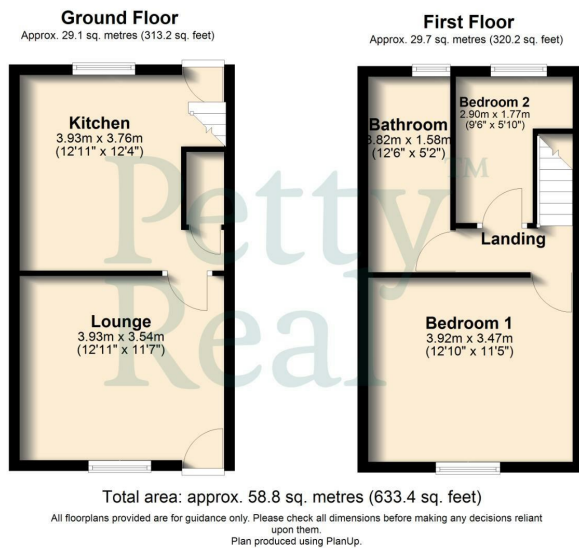
Situated on New Market Street in Colne, this mid-terrace property presents an excellent opportunity for first time buyers, investors, or those looking to downsize. Offering well proportioned accommodation and a traditional layout, the home provides comfortable living space in a convenient residential location close to local amenities and transport links.

To the front of the property is a forecourt garden which adds to the kerb appeal and provides a buffer from the pavement. Internally, the accommodation begins with a welcoming lounge, offering a pleasant space for relaxing and everyday living.

To the rear of the property is the kitchen, which provides a good range of fitted units along with space for appliances and dining if required. The layout is practical and functional, with access leading out to the rear yard.

To the first floor there are two well proportioned bedrooms, both offering comfortable sleeping accommodation. The bathroom is also located on this level and is fitted with a suite comprising bath, wash basin and WC, serving the property well.

Externally, there is an enclosed rear yard providing useful outdoor space, ideal for seating, storage or low maintenance outdoor use. The property offers a straightforward, manageable home with good potential.

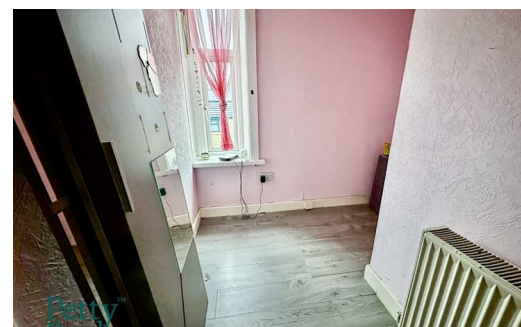
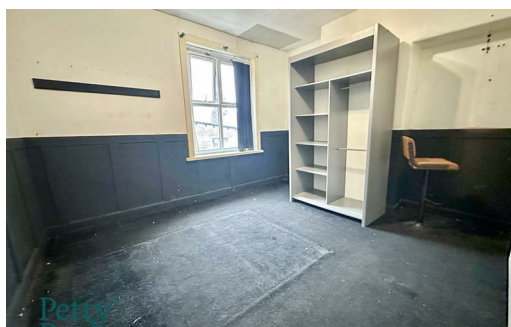


This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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. 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 £300.00 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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