



 **4**  
Bedrooms

 **2**  
Bathrooms





## END-OF-TERRACE FOUR-BEDROOM PROPERTY IN LONGFORD – FOR SALE BY AUCTION | SUBSTANTIAL POTENTIAL

Located in the Longford area, this spacious end-of-terrace four-bedroom property is offered for sale by auction and presents a fantastic opportunity for investors, developers, or buyers seeking a large family home with extensive scope to renovate and add value. The property benefits from three reception rooms, two bathrooms, generous room sizes throughout, and a substantial detached outbuilding/workshop with its own electricity supply and separate access.

### Key Features

- End-of-terrace four double bedroom property - modern auction
- Three reception rooms providing flexible living space and two bathrooms inc downstairs wet room
- Detached workshop with electrics, separate supply and multiple rooms
- Spacious garden with new fencing and additional land to the rear offering further potential
- Scope for modernisation and re-development | No chain | EPC: C | Council tax: A

### Description

The property opens into a entrance hallway which provides ample space and features stairs leading to the first floor. From the hallway, you enter the first reception room, which in turn flows through to the main living room, complete with a gas fire and onward to a separate dining room—creating a versatile and spacious layout ideal for family living or reconfiguration.

The galley-style kitchen offers storage and worktop space on both sides, along with room for utility appliances. From the kitchen, there is direct access to the rear garden and a convenient downstairs wet room, comprising a walk-in shower, wash basin and WC.

Upstairs, the property offers four generously sized double bedrooms, all benefiting from large windows and good natural light. The third bedroom provides access to the fourth bedroom, creating potential for a dressing room, home office, or reconfigured layout. Some of the bedrooms have been stripped back, clearly highlighting the scope for full modernisation. The family bathroom on this floor is fully tiled and finished, featuring a standing shower, WC, and wash basin.

### Outside Space

The rear garden offers a combination of paved and green areas and can be accessed directly from the kitchen. The garden benefits from brand new fencing, providing privacy and security and includes three separate sheds for storage. Beyond the main garden is additional land to the rear, which requires clearing and landscaping but

offers further development.

A standout feature of the property is the substantial detached outbuilding/workshop located within the garden. The workshop is split into three good-sized rooms, all with electrics throughout and powered by a separate electricity supply from the main house. There is also an additional upstairs room to the front of the workshop, accessed via a ladder. The outbuilding benefits from its own separate front access, making it suitable for continued workshop use, storage, or potential conversion to alternative accommodation or business use (subject to planning permission).

### **Why Buy Here?**

This property offers excellent potential throughout, with a main house requiring modernisation, an extensive outbuilding, and additional land to the rear. Generous internal space and redevelopment opportunities make this an ideal purchase for buyers seeking a large family home or an investment opportunity. Offered for sale by modern method of auction, this is a rare chance to acquire a versatile and sizeable property in Longford.

### **Important Notice**

Please note there is a separate garage located adjacent to the property which is not included within the sale. This garage is not connected to the property and is currently in the process of being removed from the Land Registry title and the application has been accepted. The sale therefore relates only to the property and land as outlined within the title being sold.

### **For sale by Modern Auction – T&C's apply**

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

**Auction Fees:** The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Suttons Estates on **02476 525 111**

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. 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. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

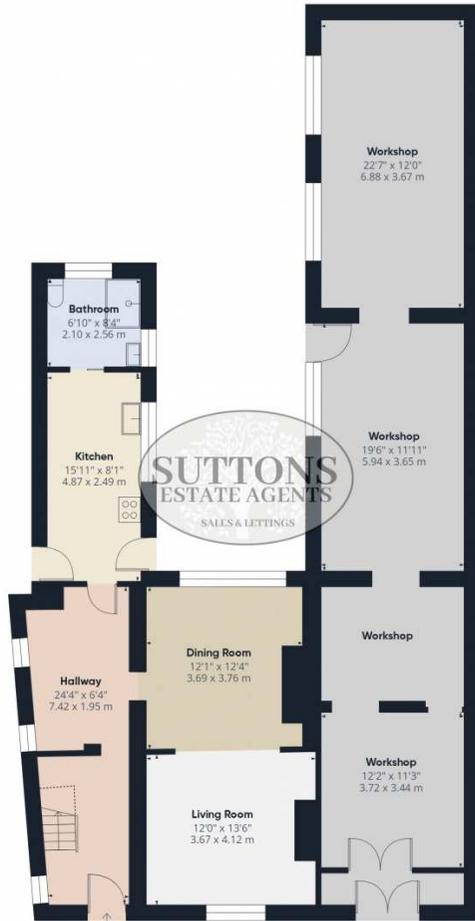
Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

**\*Guide Price:** This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

**Reserve Price:** Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction.

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

**TO MAKE A BID or REQUEST A LEGAL PACK** - Please contact our office for more details



Ground Floor



**Approximate total area<sup>(1)</sup>**  
1463 ft<sup>2</sup>  
136.1 m<sup>2</sup>

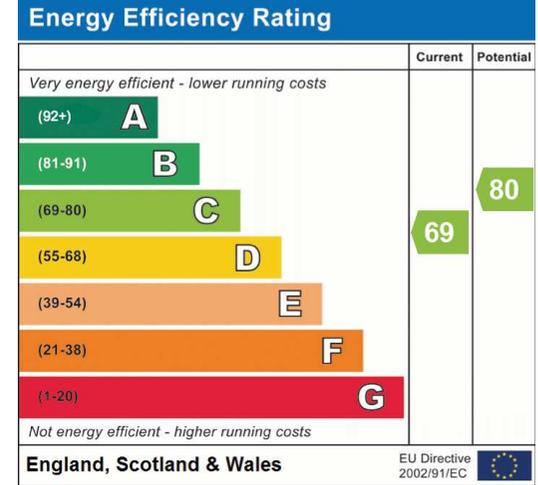
**Reduced headroom**  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Address: Woodshires Road, Longford CV6 6AA

