



Haygate Road, Wellington,
Telford



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Guide price £238,500

- **For Sale Via Modern Method of Auction**
- *****NO UPWARD CHAIN*****
- **Subject to Reserve and buyer fees**
- Four-bedroom period property
- Walking distance of Wellington High Street
- Charming period character throughout
- Freehold
- EPC rating D

Because property is personal with...

Belvoir



Four-Bedroom Mid-Terrace Period Property - Haygate Road, Wellington

For Sale by Modern Method of Auction - No Upward Chain - In Partnership with IAMSOLD

A well-proportioned four-bedroom mid-terrace period property situated on Haygate Road in the popular market town of Wellington, offered for sale by the Modern Method of Auction with no upward chain.

The property provides approximately 1,186 sq ft (110.3 sq m) of accommodation arranged over two floors, offering a versatile layout ideally suited to families, professionals or investors.

The property is approached via a stained-glass front door, opening into a welcoming hallway which retains a wealth of period character, including beautiful Victorian geometric encaustic floor tiles. The ground floor continues with a number of useful reception and living spaces, together with a fitted kitchen, utility area and additional storage.

To the first floor are four bedrooms, together with the landing and bathroom facilities, providing excellent flexibility for family living, home working or guest accommodation.

Freehold / Council Tax Band C / EPC D

Approximate floor area: 1,186 sq ft (110.3 sq m)

Auction Information: This property is offered for sale by the Modern Method of Auction in partnership with IAMSOLD. Prospective purchasers are advised to make their own enquiries and familiarise themselves with the auction terms and conditions prior to bidding.



Reception Room 3.72m x 3.31m (12'2" x 10'11")

Living Room 3.91m x 3.61m (12'10" x 11'10")

Kitchen 2.16m x 2.98m (7'1" x 9'10")

Kitchen 2.68m x 2.99m (8'10" x 9'10")

Bedroom Four 2.58m x 2.42m (8'6" x 7'11")

Bedroom One 3.74m x 3.32m (12'4" x 10'11")

Bedroom Three 2.68m x 3m (8'10" x 9'10")

Bedroom Two 3.94m x 2.74m (12'11" x 9'0")

Bathroom 1.74m x 1.8m (5'8" x 5'11")

Bathroom 1.39m x 1.76m (4'7" x 5'10")

Hallway 1.51m x 1m (5'0" x 3'4")

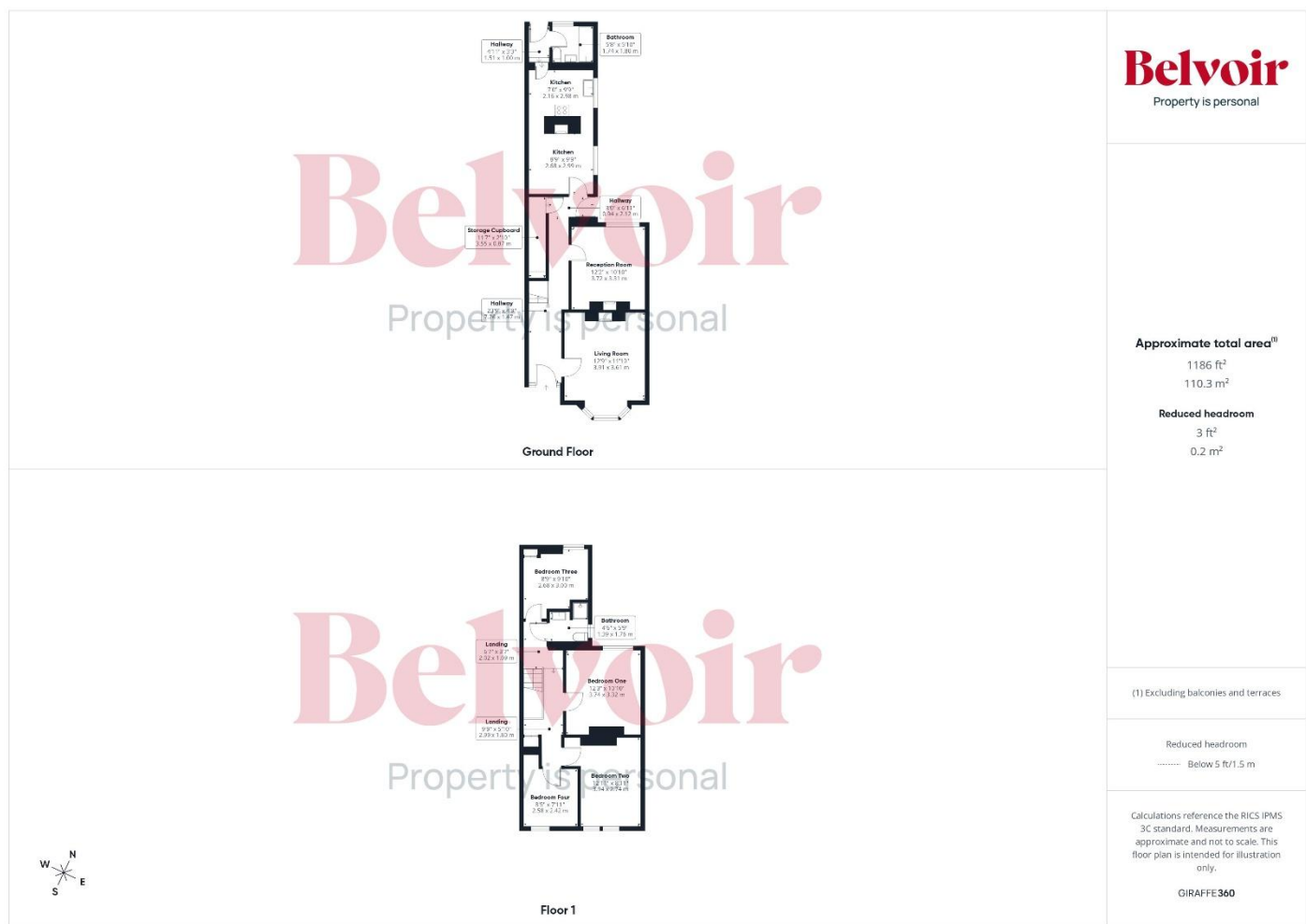
Hallway 0.94m x 2.12m (3'1" x 7'0")

Hallway 7.26m x 1.47m (23'10" x 4'10")

Landing 2.02m x 1.09m (6'7" x 3'7")

Landing 2.99m x 1.8m (9'10" x 5'11")

Storage Cupboard 3.55m x 0.87m (11'7" x 2'11")



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

QR Codes



Material Information Report

Virtual Tour

