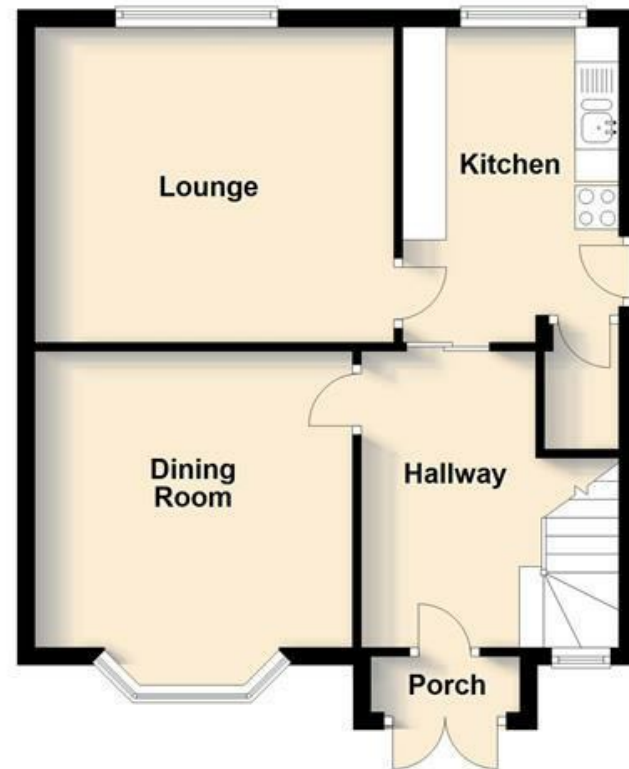
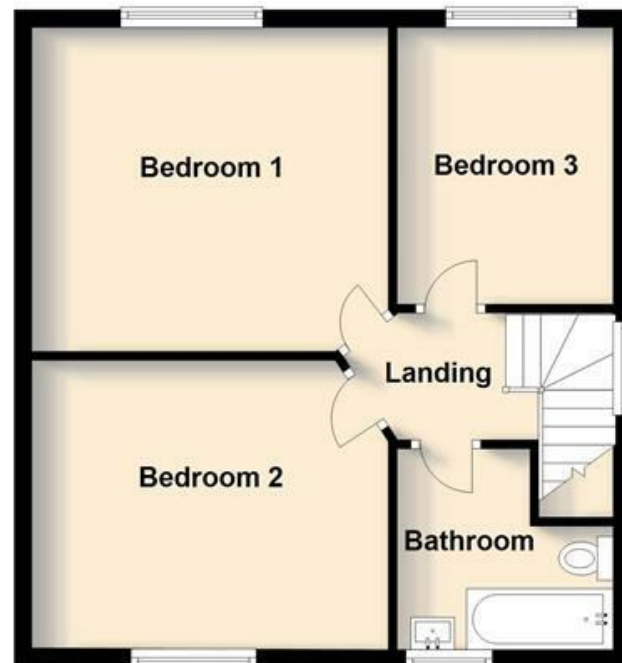


Ground Floor



First Floor



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

For Sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. A spacious semi detached property situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; entrance porch, hallway, lounge, dining room, fitted kitchen, THREE BEDROOMS and fitted bathroom. Externally there is a driveway leading to a DETACHED GARAGE together with a GOOD SIZED REAR GARDEN. Viewing highly recommended.

ENTRANCE VESTIBULE

Frosted double glazed entrance door.

ENTRANCE HALLWAY

Radiator, stairs to first floor, double glazed window and double glazed door.

DINING ROOM

11'8" x 11'8" into bay (3.58 x 3.56 into bay)

Radiator, ceiling coving and double glazed bay window.

LOUNGE

13'10" x 11'10" (4.24 x 3.61)

Fireplace with gas fire, radiator, ceiling coving, radiator and double glazed window.

KITCHEN

11'8" x 6'3" (3.58 x 1.93)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer tap, space for gas cooker, space for fridge freezer, space for washing machine, pantry with storage, two double glazed windows and double glazed door.

FIRST FLOOR

LANDING

Access to roof void and frosted double glazed window.

BEDROOM 1

12'7" x 11'10" (3.86 x 3.61)

Radiator and double glazed window.

BEDROOM 2

12'5" x 10'4" (3.81 x 3.15)

Radiator and double glazed window.

BEDROOM 3

10'5" x 7'8" (3.18 x 2.34)

Radiator and double glazed window.

BATHROOM

Panelled bath with shower fitting over, low level W.C., vanity wash hand basin with cupboards beneath, heated towel rail, tiled walls, radiator and frosted double glazed window.

EXTERNALLY

To the front of the property is a block paved frontage with walled surround and driveway providing access to the rear. The rear of the property has a detached garage with up and over door, a good sized garden with enclosed boundaries and block paved walkway.

METHOD OF SALE

This property is for sale by the Modern Method of Auction. Should you wish to 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 4.2% of the purchase price including VAT, subject to a minimum of £6000 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 £220.00 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.

NOTE

This property is for sale by 'Wright Marshall Ltd powered by iamsold Ltd'.