



| THOMAS ROW | NANTWICH | CHESHIRE | CW5 5LG | STARTING BID £105,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

1 Thomas Row, Nantwich, Cheshire, CW5 5LG

For sale by Modern Method of Auction; Starting Bid Price £105,000 plus reservation fee.

A charming centrally located Two Bedroom End Terrace Town Cottage for renovation & repair boasting a parking space & rear walled courtyard.

Briefly comprising; Kitchen Diner, Living Room with French doors to the walled courtyard.

First Floor Landing, Bedroom One, Bedroom Two, Bathroom.

Gas C.H. & UPVC D.G.

Suitable for buy to let investors or owner occupiers.

This property is for sale by 'Wright Marshall Ltd powered by Iamsold Ltd'

NO CHAIN





DIRECTIONS

By Car: Proceed from the Agents Nantwich office along Hospital Street, and at the mini roundabout turn right. Continue passing Morrisons along Waterlode to the Welsh Row traffic lights by the river. Turn right into Beam Street & continue. Turn left into Dog Lane & the property will be observed on the right hand side (approached from the rear of the property).

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





AUCTIONEERS COMMENTS

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.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

KITCHEN DINER

12' 8" x 11' 11" max (3.86m x 3.63m) Entrance door.

Wall, base & drawer units with roll top laminate work surface & inset sink unit. UPVC Double glazed window to the front, ceiling light point, vinyl flooring, radiator. Space for table & chairs.

Under stairs cupboard. Door to the Living Room.





LIVING ROOM

12' 8" x 9' 0" (3.86m x 2.74m) Ceiling light point, radiator, TV & telephone points, UPVC Double glazed French doors to the rear. Stairs rising to the first floor.

FIRST FLOOR LANDING

Ceiling light point

BEDROOM ONE

12' 8" x 8' 8" (3.86m x 2.64m) Ceiling light point, radiator, uPVC double glazed window to the front.

BEDROOM TWO

9' 0" x 6' 4" (2.74m x 1.93m) Ceiling light point, radiator, uPVC double glazed window to the rear.





BATHROOM

Panel bath, low level WC, pedestal wash hand basin, ceiling light point, uPVC double glazed window to the rear.



EXTERIOR

Numbered parking space directly in front of the property.
Rear enclosed walled courtyard.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.



ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor

Approx. 25.1 sq. metres (270.2 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.8 sq. feet)

