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PettyTM
Real

3 Cobden Street
Nelson
BB9 0AH



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Stone built mid terrace
- In need of modernisation
- Ideal for a landlord
- Popular location
- Entrance vestibule

Auction Guide £35,000

- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Rear yard



This stone-built mid-terrace property is a canvas for transformation and improvement, making it an attractive prospect for those looking to invest and put their renovation skills to the test. It is conveniently situated near the town centre, offering easy access to local amenities and services. While the property is in need of modernisation, it presents an excellent opportunity for landlords or those with a passion for renovation.

The property briefly comprises of entrance vestibule, lounge, fully fitted kitchen. The kitchen houses an excellent range of fitted wall base & drawer units, contrasting work surfaces, under stairs cupboard and stairs providing access to the first floor.

To the first floor are two bedrooms and a three piece coloured bathroom suite. The bathroom includes bath, low level wc and wash basin.

Externally to the rear is an enclosed yard with outbuildings.

The property benefits from UPVC double glazing and gas fired central heating.

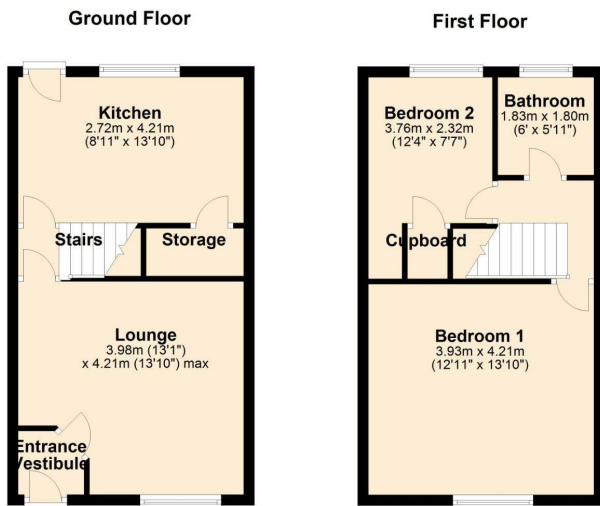
No onward chain

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



Total area: approx. 65.7 sq. metres (706.9 sq. feet)



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