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Real

16 Judge Fields  
Colne  
BB8 9RX



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



## For Sale

- Spacious semi detached dwelling
- Sought after location
- Ideal for first time buyer or growing family
- Hallway & wc
- Lounge, fitted kitchen & conservatory

## Auction Guide £120,000

- 4 Piece bathroom
- Three bedrooms
- Driveway & garage
- Garden to the front & rear
- No chain



An exceptional opportunity awaits to acquire this inviting three-bedroom semi-detached house, strategically situated in the highly sought-after location of Colne. Its proximity to schools, essential amenities, and convenient transport links enhances its appeal, making it an ideal choice for both first-time buyers and growing families.

Spanning two well-designed floors, the ground level boasts a welcoming entrance hallway, a convenient W.C., a generously proportioned reception room/diner, an expansive kitchen, and a delightful conservatory. The kitchen impresses with a range of matching wall, base, and drawer units complemented by contrasting work surfaces, a stainless steel sink, a gas hob with an extractor fan, an integrated oven and grill, and ample spaces for additional appliances. The spacious and inviting reception/dining room and French doors seamlessly connect it to the airy conservatory, offering a splendid second living and dining space bathed in natural light through its double-glazed windows.

Ascend to the first floor to discover three well-appointed bedrooms and a tasteful bathroom. The bathroom indulges with a four-piece white suite, including a full basin, a paneled bath, a shower cubicle with an overhead shower, and a low-level W.C.

Adding to the allure, the left side of the property presents a garage and driveway, while the rear unfolds into a substantial garden, providing an ideal backdrop for various summer activities. The residence is well-equipped with ample storage solutions and modern-day comforts, featuring UPVC double glazing and gas central heating throughout.

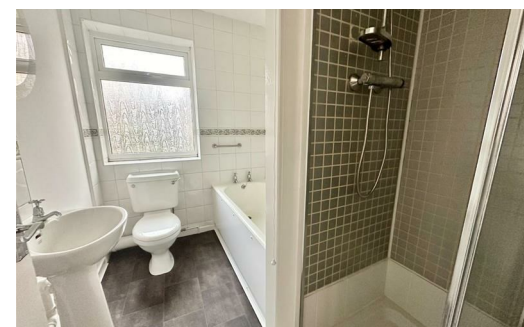
This property seamlessly combines practicality with charm, creating a home that effortlessly caters to contemporary lifestyles. A personal viewing is highly recommended to fully appreciate the distinctive qualities and inviting ambiance this residence has to offer.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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