





GENERAL INFORMATION

This three bedroom detached home offers an excellent opportunity for investors seeking a full renovation project. The property benefits from off road parking and lovely outdoor space.

In need of complete refurbishment throughout, this property presents huge potential to add value. Ideal for experienced investors, developers, or ambitious buyers ready to take on a project, this is a chance not to be missed.

Early viewing is recommended to appreciate the potential.

FULL DESCRIPTION

Ground Floor

- Kitchen**  
12'4" x 9'6" (3.76m x 2.90)
- Reception Room**  
9'9" x 8'11" (2.99m x 2.72m )
- Living Room**  
9'10" x 8'7" (3.00m x 2.64m )
- Reception Room**  
9'3" x 7'0" (2.84m x 2.15m )

First Floor

- Bedroom 1**  
15'0" x 9'8" (4.59m x 2.97m )
- Bedroom 2**  
12'5" x 8'10" (3.79m x 2.70m )
- Bedroom 3**  
9'10" x 8'11" (3.02m x 2.74m )



- External**
- Garden to The Rear**
- Off Road Parking**
- Garage**
- Separate Outbuilding**
- Front Forecourt**
- Council Tax Band - D**
- Tenure - Freehold**
- EPC - F**

**N.B**  
You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.
2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.
3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.
4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.
5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

