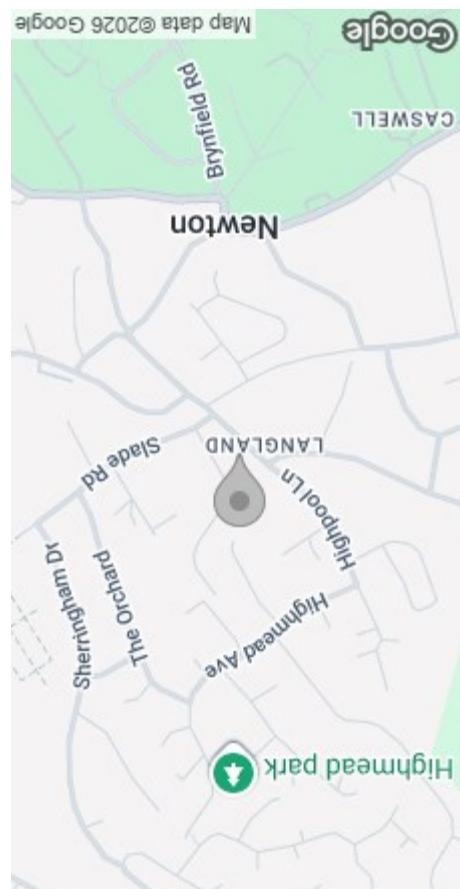
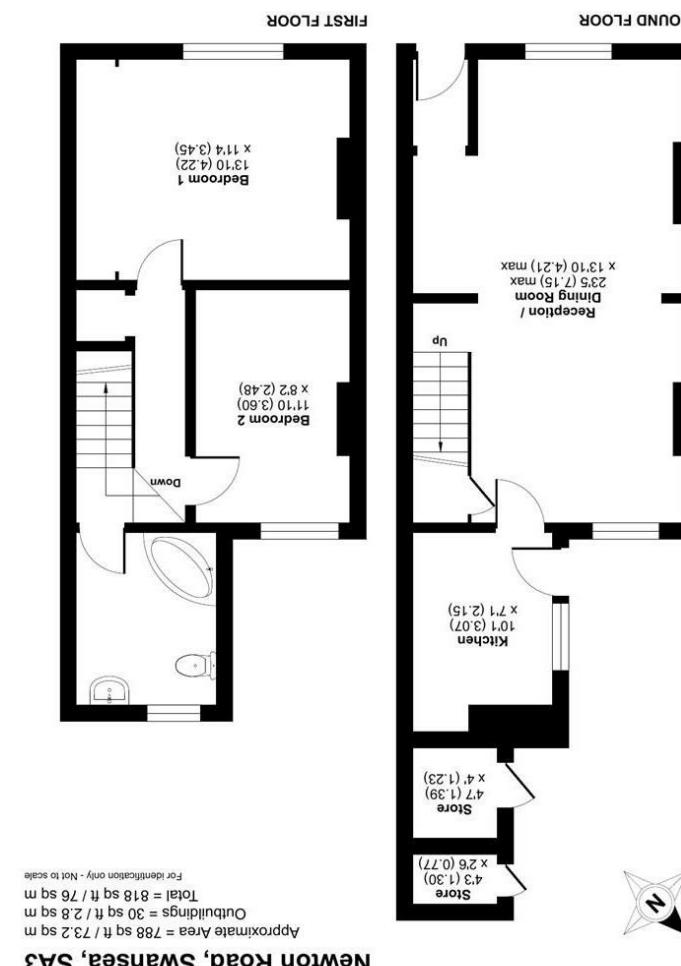


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person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



AREA MAP



GENERAL INFORMATION

This two-bed mid-terrace in Newton/Mumbles offers a compelling investment proposition: excellent location, proven market demand, prior rental use and renovation scope to deliver capital appreciation). With the right refurbishment plan and marketing, this property could appeal strongly to both investors and lifestyle buyers.

Early viewings is highly recommended.



FULL DESCRIPTION

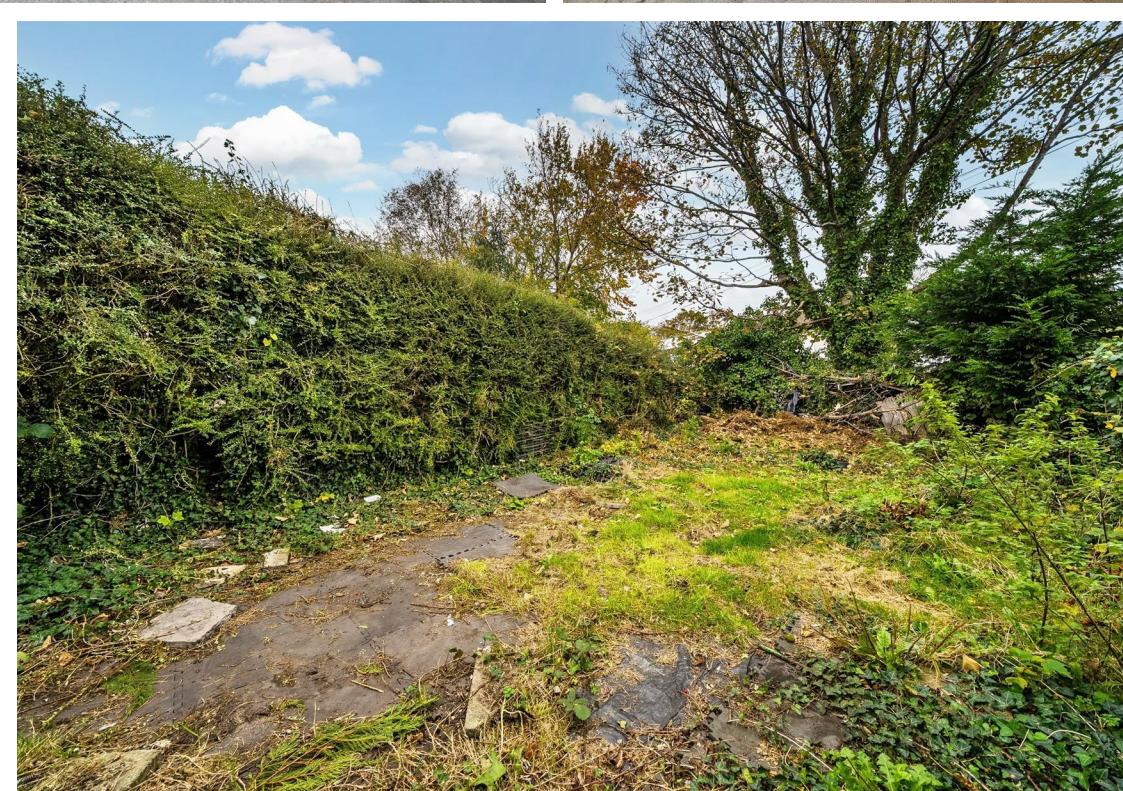
Ground Floor

Reception/ Dining Room
23'5" (max) x 13'9" (max)
(7.15m (max) x 4.21m (max))

Kitchen
10'0" x 7'0" (3.07m x 2.15m)

Store
4'6" x 4'0" (1.39m x 1.23m)

Store
4'3" x 2'6" (1.30m x 0.77m)



First Floor

Bedroom 1
13'10" x 11'3" (4.22m x 3.45m)

Bedroom 2
11'9" x 8'1" (3.60m x 2.48m)



External
Garden to the Rear
EPC - D
Council Tax Band - E
Tenure - Freehold

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.

