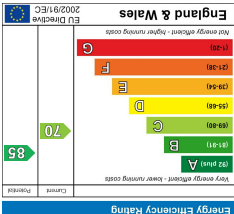
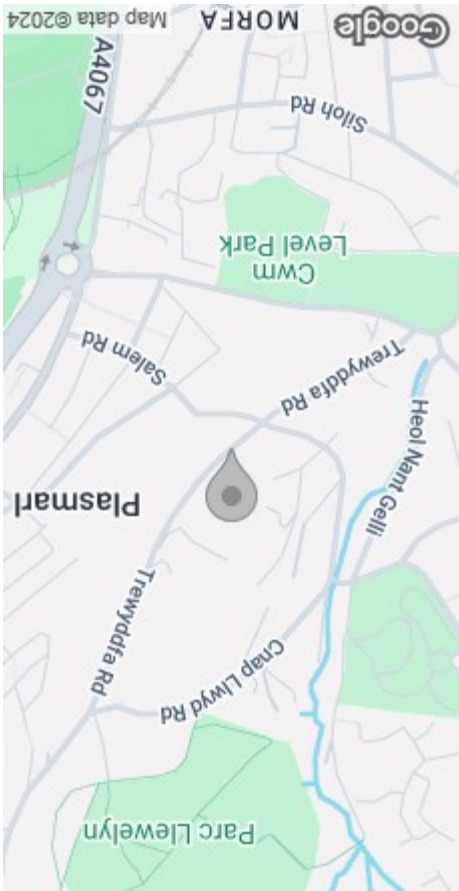


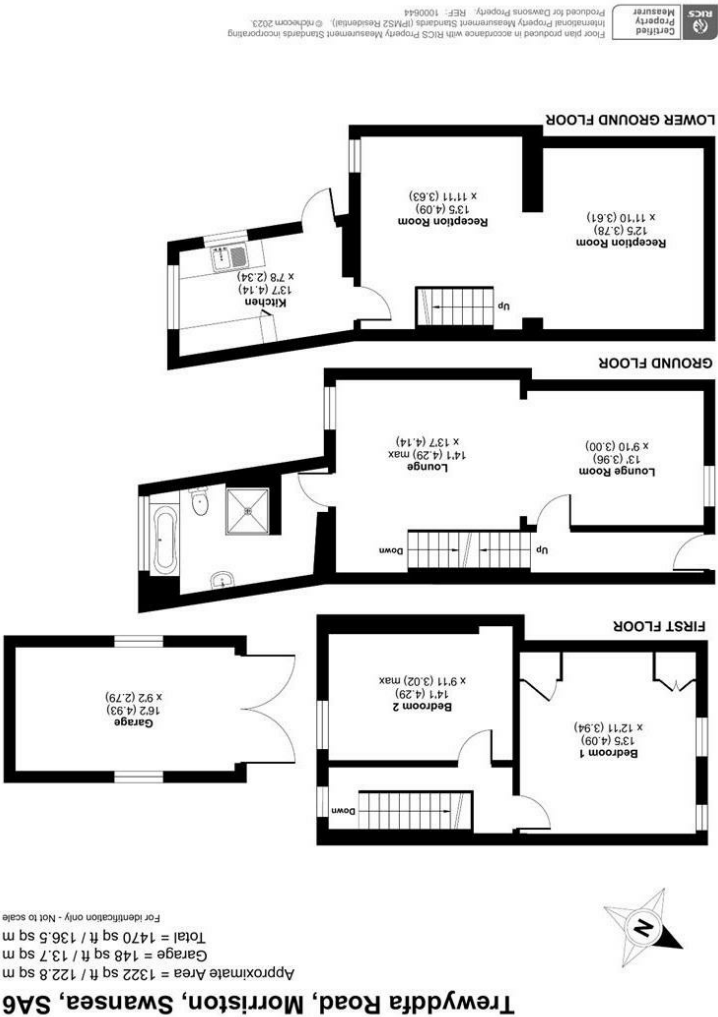
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons brings to the market this substantial mid terrace property set over three floors. The the ground floor of the accommodation comprising of entrance hallway leading to two reception rooms and the four piece family bathroom. The lower ground floor offering a spacious reception room and a fitted kitchen with access to the rear enclosed tiered garden offering views. The second floor hosts the two other bedrooms.

Externally there is also a detached garage located on Salem Road.

Viewing is essential to appreciate this flexible accommodation.

Tenure - Freehold
Council Tax Band - B
EPC - C

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £80,000 plus Reservation Fee.

FULL DESCRIPTION

Tenure - Freehold

Council Tax Band - B

Lower Ground Floor

Landing

Reception Room
12'4" x 11'10" (3.78m x 3.61m)

Reception Room Two
13'5" x 11'10" (4.09m x 3.63m)

Kitchen
13'6" x 7'8" (4.14m x 2.34m)

Ground Floor

Hallway

Lounge Room
12'11" x 9'10" (3.96m x 3.00m)

Lounge
14'0" (max) x 13'6" (4.29m (max) x 4.14m)

Bathroom

First Floor

Landing



Bedroom One
13'5" x 12'11" (4.09m x 3.94m)

Bedroom Two
14'0" x 9'10" (max) (4.29m x 3.02m (max))

External

Garage
16'2" x 9'1" (4.93m x 2.79m)

Rear Enclosed Garden

Auctioneer Comments
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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 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.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

