



OAKFIELD



Holly Close, Heathfield, TN21 8AP

Auction Guide £230,000



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Situated in a quiet cul-de-sac location, this well-proportioned three-bedroom mid-terrace house offers a great opportunity to create a comfortable family home. The property is conveniently located approximately three-quarters of a mile from Heathfield High Street.

The accommodation includes a good-sized kitchen/diner with the back doors opening directly onto the good-sized rear garden and patio area, creating a pleasant space for family meals and entertaining. The spacious lounge benefits from a large window, allowing plenty of natural light to fill the room.

To the rear, the property enjoys a good-sized, secluded garden with patio area, providing an excellent private outdoor space for relaxing and entertaining. There is also a garage en bloc.

The property would benefit from some modernisation throughout, offering buyers the opportunity to update and personalise the home to their own taste and requirements.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





Sitting Room

17'2" x 13'5" (5.24m x 4.10m)

Kitchen/Dining Room

18'5" x 9'5" (5.61m x 2.87m)

Bedroom One

11'11" x 9'10" (3.63m x 3.00m)

Bedroom Two

10'0" x 9'11" (3.05m x 3.02m)

Bedroom Three

8'2" x 7'6" (2.50m x 2.29m)

Bathroom

WC

Garage

17'0" x 8'4" (5.18m x 2.54m)

Council Tax Band C - £2383.64 Per Annum



Floor Plan

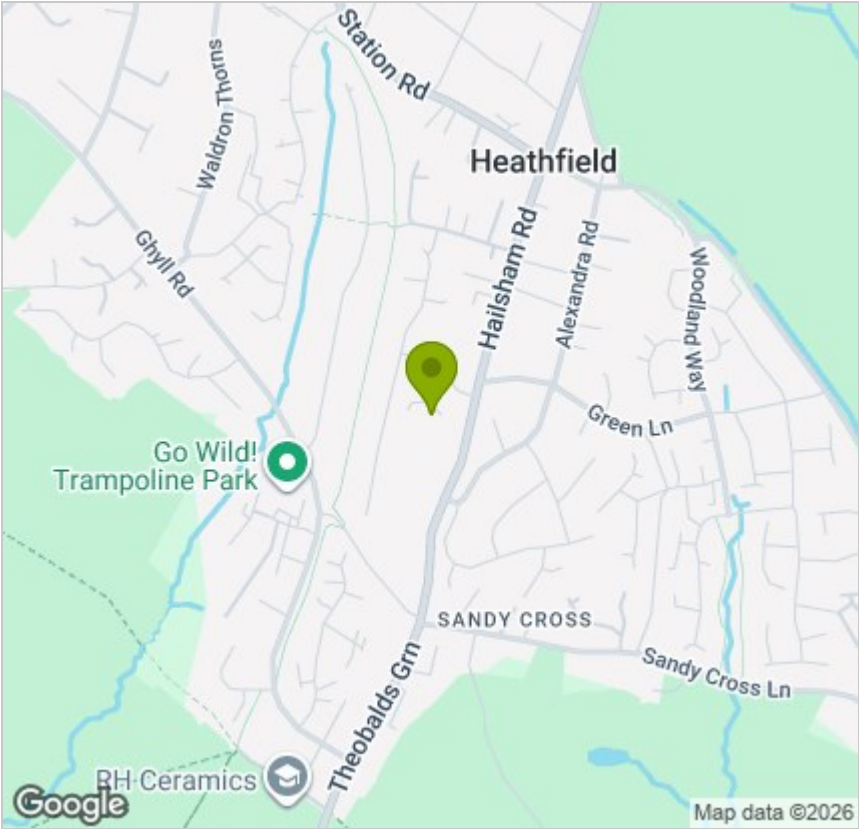


Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

