



## By Auction £100,000

\*NO CHAIN\* \*BY AUCTION\* \*TWO BEDROOMS\* \*IDEAL FOR DEVELOPERS\* \*QUIET BACKWATER LOCATION\* \*GARDENS\* \*CLOSE TO VILLAGE AMENITIES\* \*END COTTAGE\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £100,000

Nestled in the tranquil backwater of Lister Ville, Wilsden, this charming end-terrace cottage presents an excellent opportunity for developers and landlords alike. The property boasts two well-proportioned bedrooms, a comfortable reception room, along with kitchen and bathroom, making it a versatile space for various living arrangements. One of the standout features of this home is its delightful garden, providing a perfect spot for relaxation or outdoor activities. The location is particularly appealing, as it is conveniently situated close to the amenities of Wilsden, ensuring that residents have easy access to local shops, schools, and other essential services. This property is offered with no chain, making it an attractive option for those looking to invest or move in swiftly. The potential for development in this area adds to its allure, allowing for creative enhancements or renovations to maximise its value.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		<b>33</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	