



**By Auction £175,000**

**\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*POTENTIAL TO EXTEND\* \*IDEAL FOR INVESTORS\* \*LARGE REAR GARDEN\* \*GARAGE & DRIVEWAY PARKING\* \*FANTASTIC LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £175,000

Townend Estate Agents offer for sale this three bedroom semi-detached house. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

Convenience is key, and this property is ideally situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This makes it an excellent choice for those who value accessibility and community living.

Benefitting from two reception rooms, a large rear garden, garage and driveway parking, this isn't one to be missed. The discerning viewer will also note the huge potential to extend at the rear (subject to consents).

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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