



£120,000

***BY AUCTION* *NO CHAIN* *THREE BEDROOMS* *IDEAL FOR INVESTORS* *POTENTIAL TO EXTEND AT SIDE* *GARDEN* *AMPLE DRIVEWAY PARKING*
*CLOSE TO LOCAL SCHOOLS & AMENITIES***

For sale by modern method of auction via Advanced Property Auction
Starting bid: £120,000

Townend Estate Agents offer for sale this three bedroom semi-detached property. Located in a popular residential area, close to a variety of amenities and excellent local schools. The discerning viewer will note the potential to extend this property at the side (subject to consents). Benefitting from a modern kitchen, lounge open to dining space, three bedrooms and house bathroom. Ample driveway parking to the front along with a gardens front & rear.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + 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 | | |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (2 plus) A | | | |
| (1-11) B | | | |
| (10-80) C | | | |
| (55-66) D | | | |
| (29-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |