



By Auction £190,000

NO CHAIN *BY AUCTION* *TWO BEDROOMS* *POTENTIAL BUILDING PLOT* *MODERN KITCHEN & BATHROOM* *CONSERVATORY* *GARAGE* *GARDENS & PARKING* *QUIET CUL-DE-SAC LOCATION*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £190,000

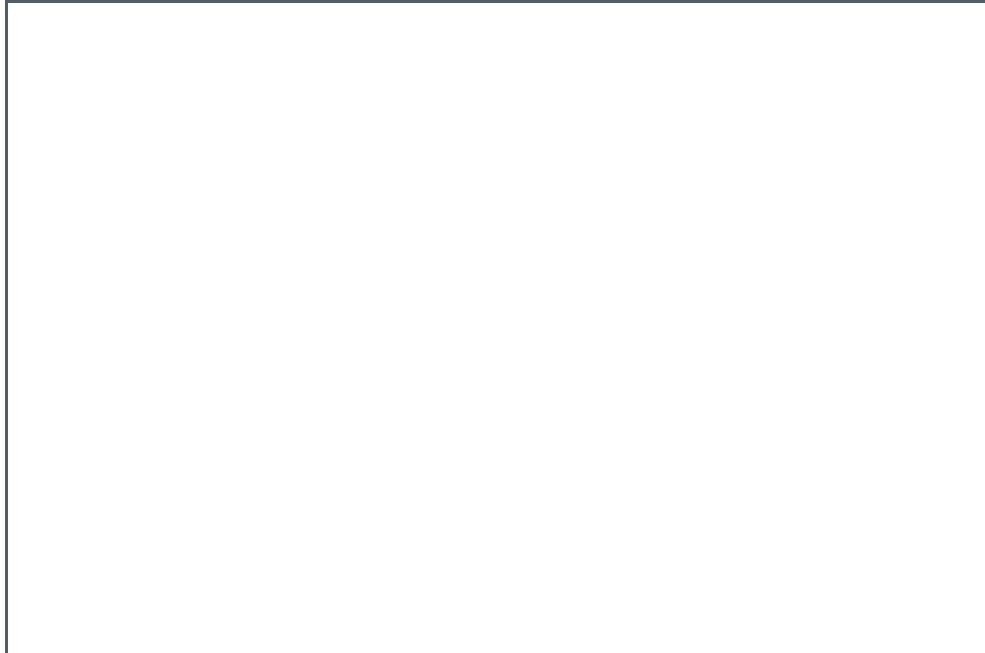
Nestled in the tranquil cul-de-sac of Thorn Close, Wrose, this charming semi-detached bungalow. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The modern kitchen and bathroom have been thoughtfully designed, offering a contemporary feel that complements the home's overall appeal. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden.

One of the standout features of this property is the potential building plot to the rear, which offers significant development possibilities for those looking to expand or invest (subject to consents). With parking, gardens and garage. Being offered by auction with no chain, this bungalow is ready for immediate occupancy, making it an attractive proposition for those eager to move quickly. Whether you are seeking a peaceful retreat or a property with potential for growth, this bungalow is not one to be missed.

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

Ask us about....





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

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 or 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.

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