



By Auction £130,000

BY AUCTION* *NO CHAIN* *TWO BEDROOMS* *POTENTIAL TO EXTEND* *FAMILY HOME* *GARDENS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR INVESTORS* *POPULAR LOCATION

For sale by modern method of auction via Advanced Property Auction
Starting bid: £130,000

Townend Estate Agents offer for sale this two bedroom semi-detached property. Offered with no onward chain, this property is ideal for investors. The spacious family home has potential to extend at the side, or rear subject to planning. Located close to a variety of local amenities, including excellent local schools. Just a short drive from Apperley Bridge, ideal for access to the train station, marina, river & canal.

The property comprises briefly: Entrance, spacious Lounge with bay window, Kitchen-Diner with patio doors leading to rear garden, along with under stair storage. Upstairs are two double bedrooms and the house bathroom with four piece suite. Externally are gardens front, side and rear, ideal for extending (subject to planning).

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

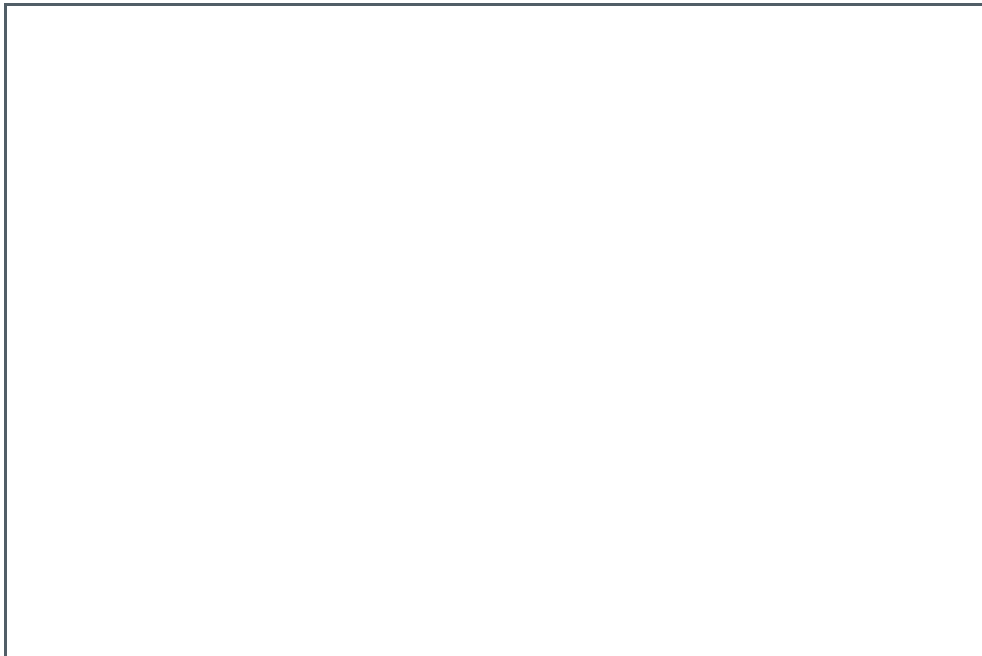
Ask us about....

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