



**By Auction £89,950**

\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*PLUS OCCASIONAL LOFT ROOM\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*WOODLAND TO REAR\* \*LARGE REAR GARDEN\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £89,950

Townend Estate Agents offer for sale this three bedroom semi-detached house. Proving an excellent opportunity for first-time buyers and landlords alike, with no chain involved, you can move in without delay and start enjoying all that this property has to offer.

The house boasts a lovely woodland area to the rear, providing a serene backdrop for relaxation and outdoor activities. 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. Additionally, the property features an occasional loft room, which offers versatile space that can be tailored to your needs. Whether you envision it as a home office, a guest room, or a creative studio, this extra room adds to the overall appeal of the property.

In summary, with its attractive features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		