



By Auction £130,000

BY AUCTION *THREE BEDROOMS* *GRADE II LISTED* *NO CHAIN* *FORMER WEAVERS COTTAGE* *HEART OF THACKLEY* *COTTAGE GARDEN* *BUILT CIRCA 1870* *CELLAR STORAGE* *IDEAL FOR INVESTORS/DEVELOPERS*

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

Nestled in the heart of Thackley village, this charming Grade II listed weavers cottage on Crag Hill Road presents a unique opportunity for both investors and developers alike. With its delightful cottage-style garden, this property offers a quaint and inviting outdoor space, perfect for enjoying the serene surroundings. Inside, the cottage features three well-proportioned bedrooms, providing ample accommodation for families or those seeking extra space. The single reception room is a cosy area, ideal for relaxation or entertaining guests. The property also includes a bathroom, catering to the essential needs of modern living. This home is being offered by modern auction with no chain, making it an attractive prospect for those looking to move quickly. The character and history of this property, combined with its prime location, make it a rare find in the market. Whether you are looking to invest in a property with potential or seeking a project to develop, this weavers cottage is a perfect choice. Embrace the charm of village life while enjoying the convenience of local amenities just a stone's throw away. Do not miss the chance to make this delightful cottage 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 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		
		78			25
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		