



**By Auction £145,000**

**\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*AMPLE DRIVEWAY PARKING\* \*GARAGE\* \*MODERN BATHROOM\* \*GARDEN\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FAMILY HOME\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £145,000

Townend Estate Agents offer for sale this charming end town house presenting an excellent opportunity for both families and investors alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, ensuring that there is plenty of room for family gatherings or quiet evenings at home. The modern bathroom has been thoughtfully designed, featuring contemporary fixtures that enhance the overall appeal of the home. Additionally, the property boasts a garage and a generous driveway, providing parking for up to five vehicles, which is a rare find in this area. This home is being offered through modern auction, making it an exciting prospect for those looking to secure a property without the usual delays associated with traditional sales.

Furthermore, the absence of a chain means that you can move in without the hassle of waiting for other parties to complete their transactions.

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                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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                                         |         |           |