



By Auction £175,000

***BY AUCTION* *IDEAL FOR INVESTORS & FAMILIES* *WELL PRESENTED* *AMPLE DRIVEWAY PARKING* *GARAGE* *GARDENS FRONT & REAR*
SPACIOUS LOUNGE-DINER *CLOSE TO LOCAL SCHOOLS & AMENITIES***

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £175,000

Nestled on the ever desirable Cheltenham Road in Wrose, this charming semi-detached property presents an excellent opportunity for both families and investors alike. Offered through modern auction, this property boasts ample parking, a garage, and a delightful garden, making it an ideal choice for those who appreciate outdoor space and convenience. The property also features a spacious lounge-diner, perfect for entertaining guests or enjoying family time. The location is particularly appealing, situated in a popular area that is close to local schools and a variety of amenities. The generous layout allows for flexibility in design and decor, catering to a range of personal styles and preferences.

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

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Cheltenham Road, BD2

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft

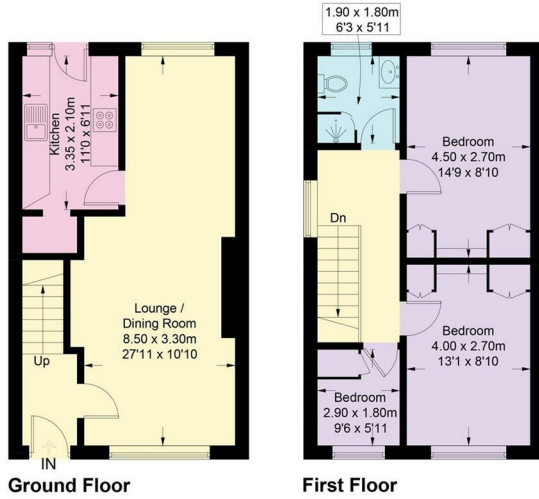


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301068)



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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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	72 78		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	