



By Auction £75,000

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £75,000

Two bedroom semi-detached located on Orchard Grove.

Comprising briefly: lounge, kitchen, two bedrooms and house bathroom. Gardens front & rear.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

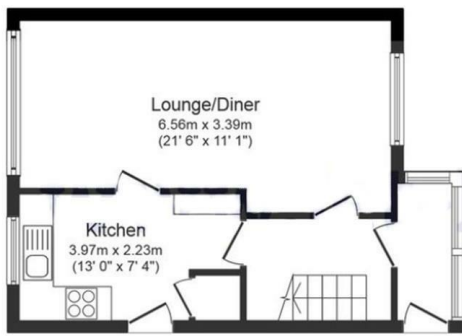
Ask us about....

AUCTION

CONVEYANCING

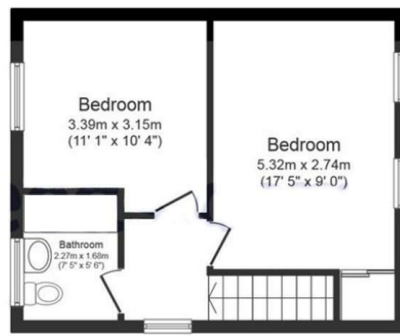
MORTGAGES

SURVEYS



Ground Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



First Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		