



By Auction £60,000

***AUCTION* *THREE BEDROOMS* *NO CHAIN* *POPULAR LOCATION* *IDEAL FOR LANDLORDS & INVESTORS* *CLOSE TO A VARIETY OF AMENITIES*
CONVENIENTLY PLACED FOR ACCESS TO CITY CENTRE & RINGROAD *GARDEN/PARKING TO REAR***

For sale by modern method of auction via Advanced Property Auction
Starting bid: £60,000 plus reservation fees.

Townend Estate Agents offer for sale this **STONE BUILT THREE BEDROOM** end terrace. Located in a popular residential area, close to a variety of amenities as well as excellent local schools. Ideally placed for access towards the city centre and the ring road AND MOTORWORK NETWORKS. Ideal for investors, with landlords looking at a return of around £600pcm. Benefitting from gas central heating, UPVC double glazing, useful cellar and rear garden. The property comprises briefly: Entrance, Lounge, Kitchen, useful cellar. Upstairs are two bedroom and the house bathroom, with staircase to dormer bedroom three. Externally to the rear is a paved yard/garden, which can be used as secure off street parking.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + 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 | | |
|---|---------|-----------|---|---------|-----------|
| | 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 | | |