



## By Auction £100,000

\*BY AUCTION\* \*TWO BEDROOMS\* \*NO CHAIN\* \*POPULAR LOCATION\* \*CLOSE TO APPERLEY BRIDGE AMENITIES\* \*GARDEN\* \*IDEAL FOR INVESTORS OR FIRST TIME BUYERS\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £100,000

Townend Estate Agents offer for sale this charming mid-terrace house, presenting an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. Benefiting from a rear garden the property offers a delightful outdoor space for relaxation or gardening enthusiasts. The absence of a chain ensures a smooth and efficient purchasing process, making it an attractive option for those looking to move in swiftly. Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, enhancing its appeal for families and professionals. Whether you are looking to invest in a rental property or seeking a new home, this residence on Bateson Street is a promising choice that combines convenience with potential. Don't miss the chance to explore this delightful property.

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

Ask us about....



AUCTION



CONVEYANCING



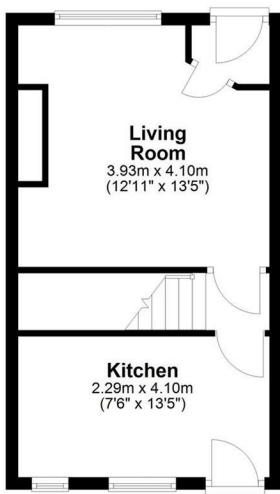
MORTGAGES



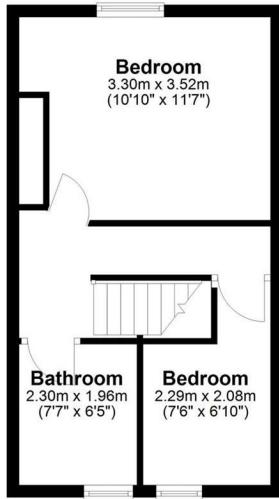
SURVEYS

**Ground Floor**

Approx. 30.1 sq. metres (324.3 sq. feet)

**First Floor**

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 61.4 sq. metres (661.1 sq. feet)



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 OR 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		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
B (81-91)	C (69-80)	B	
D (55-68)	E (49-54)	D	
F (39-48)	G (21-38)	E	
Not energy efficient - higher running costs		F	
G (1-20)		G	
		68	78
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
B (81-91)	C (69-80)	B	
D (55-68)	E (49-54)	D	
F (39-48)	G (1-20)	E	
Not environmentally friendly - higher CO <sub>2</sub> emissions		F	
EU Directive 2002/91/EC			
England & Wales			