



By Auction £105,000

BY AUCTION *NO CHAIN* *TWO DOUBLE BEDROOMS* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR FIRST TIME BUYERS & LANDLORDS* *GARDEN* *DRIVEWAY PARKING*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £105,000

Townend Estate Agents offer for sale this two bedroom semi detached property, with no onward chain! The house features three well-proportioned bedrooms, providing ample space for a growing family. This property presents an excellent opportunity for first-time buyers or landlords seeking a promising investment. Landlords can expect a return of around £850-£900pcm. One of the standout features of this home is the driveway parking, which is a valuable asset in this bustling area. Additionally, the rear garden offers a delightful outdoor space, ideal for enjoying sunny days, gardening, or simply unwinding in a private setting.

Situated close to local schools and amenities, this property is perfectly positioned for families and individuals alike. The convenience of nearby shops, parks, and public transport links enhances the appeal of this location, making daily life more accessible. Offered with no onward chain, this property is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental opportunity, this semi-detached house in Billing View is not to be missed.

Reservation fee of 3.5% + VAT (Subject to minimum of £5500 + 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		