



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



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	