



By Auction £220,000

***BY AUCTION* *POTENTIAL BUILDING PLOT* *GARAGE WITH HUGE SCOPE FOR DEVELOPMENT* *IDEAL FOR INVESTORS* *MODERN KITCHEN & WET ROOM*
AMPLE DRIVEWAY PARKING *RECENTLY INSTALLED BOILER* *POPULAR LOCATION* *THREE BEDROOMS***

For sale by modern method of auction via Advanced Property Auction
Starting bid: £220,000

Townend Estate Agents offer for sale this three bedroom end townhouse. Presenting a fantastic opportunity for investors/developers who will note the potential building plot, or the scope to further develop the existing garage. Having water, power and double skin walls, the garage is ready made for further development. It could be turned into a bungalow for a dependant relative, or potentially built on top of the create an impressive seperate dwelling (subject to consents). The potential for investors is endless! The property itself benefits from a modern kitchen & wetroom, a recently installed boiler, UPVC double glazing, ample driveway parking and a good sized garden.

The property comprises briefly: Entrance hall, Lounge, Kitchen-Diner. Upstairs are three bedrooms and the modern 'wet room'. Externally is the impressive garage, with huge development potential, along with large gardens and ample driveway parking.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

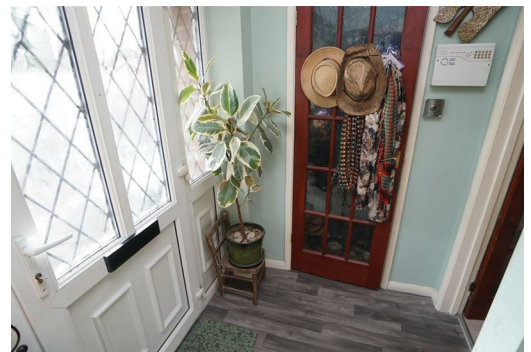
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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee 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		
67			84		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		