



By Auction £110,000

BY AUCTION* *NO CHAIN* *THREE BEDROOMS* *GARDENS* *DRIVEWAY PARKING* *POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *POTENTIAL FOR LOFT CONVERSION

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £110,000

Townend Estate Agents offer for sale this three bedroom end terrace, offered through modern auction with no chain. This property presents a fantastic opportunity for both investors and families seeking a spacious home in a desirable area. Landlords can expect a return of around £1,000 - £1,100 pcm (after refurbishment). The discerning viewer will also note the generous loft space, providing the potential for further development with the addition of a conversion (subject to consents). As you step inside, you will find generous accommodation that provides ample space for comfortable living. The layout is thoughtfully designed, making it ideal for family life or for those looking to invest in a property with great potential. The house boasts a lovely garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle. Situated close to local schools and amenities, this property is perfectly positioned for families.

The nearby schools offer excellent educational opportunities, while local shops and services are just a short distance away.

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			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		