



£69,950

BY AUCTION *NO CHAIN* *IDEAL FOR LANDLORDS & INVESTORS* *THREE BEDROOMS* *POPULAR LOCATION* *NEW BOILER* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FOUR PIECE BATHROOM SUITE*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £69,950

Townend Estate Agents offer for sale this charming terraced house, presenting an excellent opportunity for both first-time buyers, investors and seasoned landlords alike. With three well-proportioned bedrooms, this property is perfect for families or individuals seeking a comfortable living space. The house bathroom features a four piece suite and the property has recently been fitted with a new boiler, ensuring efficient heating and hot water throughout the year. This property is being sold by auction with no onward chain, making it a hassle-free option for those looking to move quickly.

Situated in a popular location, the property is conveniently close to local schools and a variety of amenities, making it an attractive choice for families and professionals. With a potential rental income of around £800-£850 per calendar month, this home is particularly appealing to investors looking to expand their portfolio.

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		