

GENERAL INFORMATION

Situated in a highly sought-after residential area, this traditional mid-terrace property is offered for sale by auction, presenting an excellent opportunity for investors, developers, or buyers looking to create a spacious family home.

Arranged over three floors, the accommodation comprises three reception rooms, offering versatile living space, together with a kitchen to the ground floor. The upper floors provide three well-proportioned bedrooms, a family bathroom, and a useful attic room, offering additional flexible accommodation.

Requiring updating throughout, the property offers excellent scope for refurbishment and modernisation, making it an ideal project for those looking to add value and create a home tailored to their own tastes.

Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this property represents a fantastic auction opportunity in a desirable location. Early viewing is highly recommended to appreciate the space, potential, and exciting possibilities this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception 1
13'8" x 12'7" (4.17m x 3.84m)

Reception 2
11'9" x 11'6" (3.60m x 3.51m)

Dining Room
11'5" x 10'1" (3.50m x 3.08m)

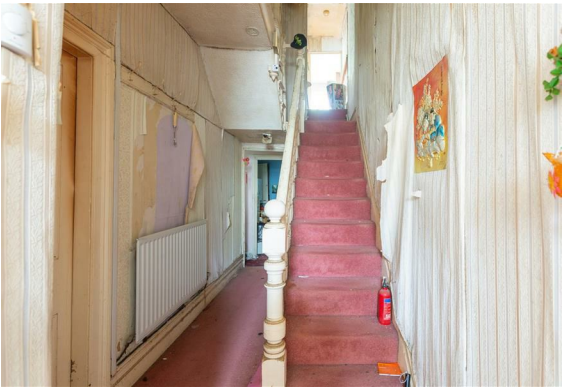
Kitchen
11'6" x 10'1" (3.51m x 3.08m)

First Floor

Landing

Bedroom 1
17'5" x 10'4" (5.31m x 3.16m)

Bedroom 2
11'9" x 11'6" (3.60m x 3.51m)



Bedroom 3
10'1" x 9'1" (3.08m x 2.77m)

Bathroom

Second Floor

Attic Room
18'1" x 16'5" (5.52m x 5.02m)

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - E

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

