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TOTAL FLOOR AREA: 1100 sq ft (102.2 sq m.) approx.

Energy efficiency rating		England & Wales	
Current	77	21	77
Target	77	21	77

[illegible]

3 BEDROOM

586 sq ft (54.5 sq m) approx.

131 Fiddlers Green, Farnham, Surrey, GU10 2JH

514 sq ft (47.7 sq m) approx.

ROOMS AND DIMENSIONS:

- LOUNGE/DINER: 6.82m x 3.93m (22'8" x 12'11")
- KITCHEN/BREAKFAST ROOM: 4.42m x 3.71m (14'6" x 12'2")
- BATHROOM: 2.20m x 1.92m (7'3" x 6'3")
- BEDROOM 1: 5.18m x 3.15m (17'0" x 10'4")
- BEDROOM 2: 3.99m x 3.37m (13'1" x 11'1")
- BEDROOM 3: 3.47m x 3.31m (11'5" x 10'10")

FEATURES:

- Entrance
- Staircase (Up/Down)
- Hallway
- Double Glazing
- Central Heating
- Gas Fire
- Electricity
- Water
- Drainage
- Washing Machine
- Dishwasher
- Refrigerator
- Freezer
- Stove
- Sink
- Tap
- Shower
- Toilet
- Bathtub
- Bedroom 1: Double Bed
- Bedroom 2: Double Bed
- Bedroom 3: Single Bed

A photograph of a residential street scene. On the left is a two-story house with a grey tiled roof and a large green bush in front. To the right is a red brick house with white window frames. A paved path leads between the houses, and a black trash bin is visible.

Auction Guide £175,000



GENERAL INFORMATION

A three-bedroom detached property located in the sought-after area of Gowerton, offered to the market in need of complete renovation throughout.

The accommodation comprises one reception room, a kitchen, and a family bathroom, with gardens to both the front and rear. The property requires full modernisation and refurbishment, making it ideal for investors or developers.

With it's detached layout and outdoor space, the property presents strong potential for value uplift. Well positioned within Gowerton, the property benefits from access to local amenities and transport links, further enhancing its long-term rental and resale appeal after refurbishment.

FULL DESCRIPTION

Ground Floor

Lounge/Diner
21'8" x12'10" (6.62m x3.93m)

Kitchen/Breakfast Room
14'6" x 12'2" (4.42m x 3.71m)

Bathroom

First Floor

Bedroom 1
16'11" x 10'4" (5.18m x 3.15m)

Bedroom 2

Bedroom 3
11'4" x 10'10" (3.47m x 3.31m)

External



Garden to Rear

Front Garden

Council Tax Band - D

Tenure - Freehold

EPC - F

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Guidelines For Auction Buyers

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.

