



3 BED HOUSE - SEMI-DETACHED DURHAM ROAD, GLOUCESTER

- Three Bedroom
- Semi Detached
- Off Road Parking
- Private Garden
- Wood burner
- EPC

Description

OFFERED TO THE MARKET WITH NO ONWARD CHAIN

For Sale by modern method of auction : Starting Bid £185,000 plus reservation fee.

Three bedroom semi detached house on Durham Road is offered to the market with no onward chain. The property offers lounge with wood burner, kitchen breakfast room & downstairs WC. Upstairs boasts 2 double bedrooms and a good single and family bathroom.

Outside compliments a fair size private garden, with a concrete base ready for a garage/ home office to be built. Storage with plumbing and off road parking to the front.

Call The Property Centre on 01452 545656 to arrange a viewing.

This property is for sale by Regional auction name powered by iamsold Ltd or iamsold Ltd

This property is for sale by the Modern Method of Auction.

Should you view, offer or bid on the property, your information will be

shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received

by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp

duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may

Entrance

Upvc door.

Entrance Hall

Upvc double glazed window to front aspect, radiator, stairs to first floor, understair storage cupboard, doors to lounge, kitchen and wc.

WC

Upvc double glazed window to front aspect, low level wc, wash hand basin, heated towel rail.

Lounge

3.40m x 5.44m (11'02 x 17'10)

Upvc double glazed window to front aspect, upvc double glazed french doors to rear aspect, radiator, woodburner.

Kitchen

3.53m x 3.35m (11'07 x 11'00)

Upvc double glazed to rear aspect, upvc double glazed to rear aspect, upvc double glazed door to side aspect, tiled flooring, range of eye level and base storage units, roll edge work

surfaces, stainless steel one and a half bowl sink unit with single drainer, mixer tap over, built in electric oven and gas hob.

Landing

Upvc double glazed window to front aspect, radiator, access to loft space, doors to bedroom 1,2, 3 & bathroom.

Bedroom One

3.58m x 3.61m (11'9 x 11'10)

Upvc double glazed window to rear aspect, radiator, Built in wardrobes.

Bedroom Two

2.84m x 3.40m (9'04 x 11'02)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

2.69m x 2.46m (8'10 x 8'01)

Upvc double glazed to front aspect, radiator.

Bathroom

Upvc double glazed to side aspect, radiator, panelled bath with shower over, vanity wash hand basin, low level wc, fully tiled walls.

Rear of Property

Mainly laid to lawn, enclosed by timber panel fencing, side access, patio area, concrete base, access to brick built storage area with plumbing for washing machine, boiler, access to front and rear.

Front of Property

Off road parking.

Date Created 09.02.21

Energy Performance Certificate

A copy of the energy performance certificate is available upon request.

Agents Note :

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Property Price:

Auction Guide £185,000



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RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01452 545656



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