



39 Kelvin Road, Swansea, SA6 5JP

Auction Guide £30,000

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 24TH OF MAY AT MID DAY AND WILL CLOSE ON THE 25TH OF MAY AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE

THERE WILL BE NO INTERNAL VIEWINGS AT THIS PROPERTY, THE PROPERTY IS DEEMED UN SAFE.

The accommodation comprises: entrance hallway, front reception room, rear reception room, kitchen and bathroom to the ground floor. With three bedrooms to the first floor. Externally, there is a gated front forecourt with overgrown shrubs and bushes, with side access to the rear garden. The rear garden steps up to a mostly level grass lawn and is also over grown. The property is going to the Online Auction Platform, no pre auction offers will be accepted and there will be no viewings. EPC - F

SUMMARY

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N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £1,900 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

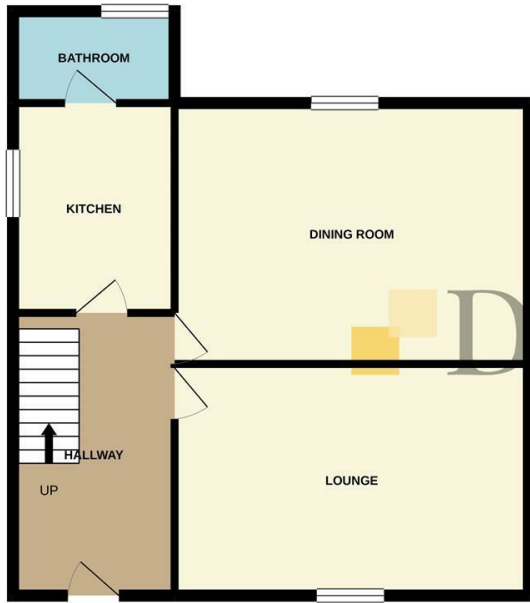
Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

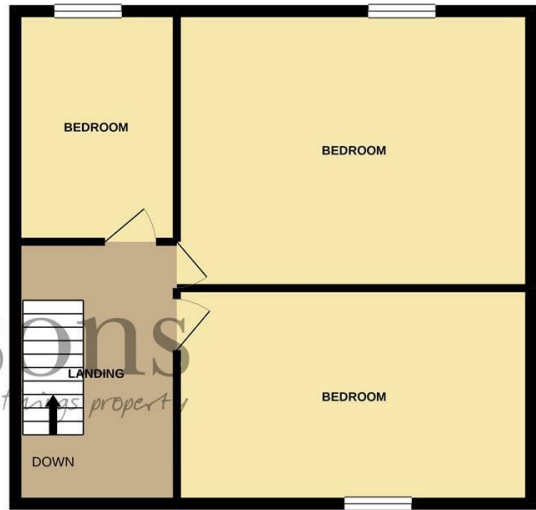
Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

