



Helping *you* move



1 Rose Cottage, Worthenbury, Wrexham, LL13 0AW

In need of complete refurbishment, this charming two bedroom end terraced cottage is ideal for those looking for a project that they can really improve and put their own stamp on. NO UPWARD CHAIN.

Starting Bid

£100,000

Overview

- End Terrace Cottage
- For Sale by Modern Auction
- T&C's Apply
- Subject to an Undisclosed Reserve

Price

- Reservation Fee Applicable
- Two Double Bedrooms
- Requires Complete Refurbishment
- Village Location
- Two Reception Rooms
- Good Size Plot
- No Upward Chain



“In need of complete refurbishment, this charming two bedroom end terraced cottage is ideal for those looking for a project that they can really improve and put their own stamp on. Set on a good size plot in a quiet village location and with the added benefit of no upward chain, the accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom and Two Double Bedrooms. Outside, there is ample parking space and a generous garden to the rear. If you think this could be the property for you, don't miss out, call us now to book your viewing.”

AUCTIONEERS COMMENTS

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.

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 (subject to lending criteria, affordability and survey).

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 not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Helping *you* move

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity and water are available. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AGENTS NOTE

There is a pedestrian right of way across the back for the neighbouring property.



VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From Whitchurch take the A41 towards Chester, upon reaching the Horse & Jockey inn take the left hand turn before and travel into Malpas. In the centre of Malpas take the left hand turn at the Cross into Church Street and follow this road for approximately 5 miles into Worthenbury village, bear right onto Church Street where the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Modern Method of Auction.

WH27015 15052021290721060821

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.
Made with Metropix ©2021

LOUNGE

15' 6" x 11' 6" (4.72m x 3.51m)

KITCHEN

13' 0" x 8' 0" (3.96m x 2.44m)

DINING ROOM

11' 4" x 9' 4" (3.45m x 2.84m)

BATHROOM

8' 0" x 7' 4" (2.44m x 2.24m)

BEDROOM ONE

15' 6" x 11' 6" (4.72m x 3.51m)

BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.53m)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.