



 **3**
Bedrooms

 **1**
Bathroom



Conveniently located just off locking road in a quiet cul-de-sac this detached property briefly comprises; open plan kitchen diner, Lounge, 3 Bedrooms as well as ample parking and enclosed garden to the rear. Offered for sale via online auction this ideal family home offers perspective buyers a great layout and starting point to modernise and adapt to your liking. Brookland Road is situated near a host of local shops and amenities, additionally benefiting from regular bus routes and transport links.

This great detached house is well worth an internal viewing!

This property is being sold by conditional online auction. Unlike a private treaty sale (i.e. private negotiated sale), the property will be sold via an online auction and at the end of the auction, the highest bidder and seller contractually commit to progress the sale (which remains subject to contract) within a specified period, giving both parties commitment and more certainty that the transaction will proceed. The auction bidding window will end at the time and date stated on this property's page on the agent's website. At that point, a reservation fee will be paid by the highest bidder, giving them an exclusive period of time in which to exchange contracts and complete the transaction, during which the seller agrees not to take steps to sell the property to anyone else. The reservation fee is non-refundable and for this property is £4200.00 Inclusive of VAT. Reservation Fees do not contribute towards purchase prices (or deposit payments), although they will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability. Occasionally, the seller of the property may charge additional fees, listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. We strongly recommend that you read the Legal Pack carefully before bidding and obtain independent legal advice, where necessary. Contracts do not exchange immediately at the end of the auction period and can take place when you are ready, also allowing you time to raise a mortgage if you require one. The exclusivity period granted to the highest bidder is, however, time limited (note the length of this period will vary from property to property) and should you not exchange contracts and complete the transaction within this period, the seller shall be entitled to take steps to sell the property to a



third party. The exclusivity period for this property is 56 days from the end of the auction. If you feel that you would require more time than this, please enquire with the agent before you place a bid, as the seller may be able to offer some flexibility. Each property sold is subject to a reserve price - only offers in excess of the reserve price shall be accepted. The reserve price will be within 10% of the guide price. The guide price is provided as an indication so that a bidder can consider whether or not to pursue their interest. To see the current highest bid price, auction end date or length of exclusivity period, or, to log in or register to bid, please visit the property page on the agent's own website. All of our conditional online auctions are subject to our Bidder Terms, available at the Avery Estate Agents website. <https://www.landmark.co.uk/wp-content/uploads/2023/03/Optimus-Bid-Bidder-Terms.pdf>.

- **Detached House**
- **Great Potential**
- **Council Tax Band C & EPC Rating D**
- **Level Cul De Sac**
- **Parking & Garage**
- **No Onward Chain!**







TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.
While 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 Floorplan 10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Brookland Road, BS22

