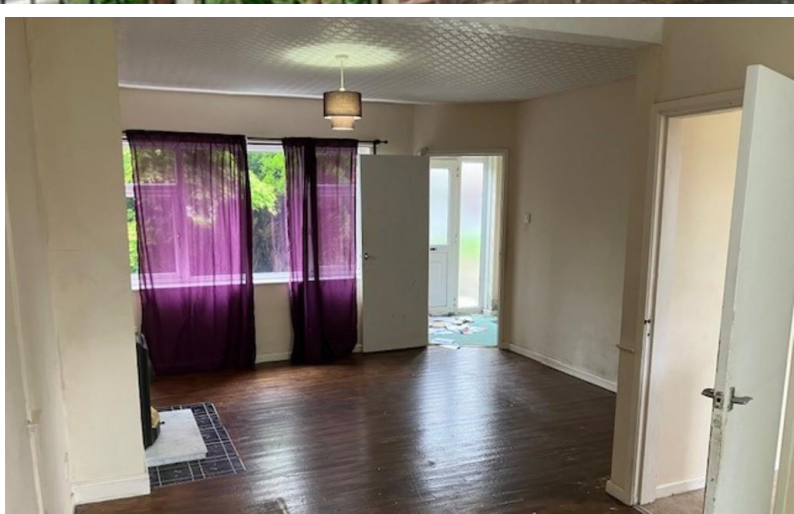


FOR SALE



Rayville Avenue,

3 Bedrooms, 1 Bathroom, 1

Auction Guide Price £185,000



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3 Bedrooms, 1 Bathroom

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- ONLINE AUCTION SALE
- RE-FURBISHMENT OPPORTUNITY
- THREE BEDROOM
- SEMI-DETACHED
- DRIVEWAY PARKING

FRONT OF PROPERTY Front of property with small front garden, flagged driveway to side elevation.

LIVING/DINING ROOM 22' 2" x 12' 10" (6.76m x 3.93m) Spacious living room with fireplace and dining area to rear elevation. Upvc double glazed windows to front and rear elevations.

KITCHEN 6' 6" x 9' 10" (2m x 3m) Kitchen with wall and base units. Useful under stairs storage cupboard. Upvc double glazed window to side elevation. Rear Upvc full glass door leading to garden.

HALLWAY Entrance hall with Upvc double glazed door and side window.

LANDING Landing leading to three bedrooms and bathroom. Side elevation window.

DOUBLE BEDROOM 11' 6" x 9' 10" (3.53m x 3m) Good sized double bedroom with front elevation Upvc double glazed window to front elevation

SECOND DOUBLE BEDROOM 9' 9" x 8' 9" (2.98m x 2.69m) Second double bedroom with Upvc double glazed window to rear elevation.

SINGLE BEDROOM 7' 6" x 5' 5" (2.3m x 1.67m) Third bedroom with Upvc double glazed window to front elevation.

REAR GARDEN Very good size enclosed rear garden with access to kitchen, ideal to create further access into the property with decking and bi-fold doors.

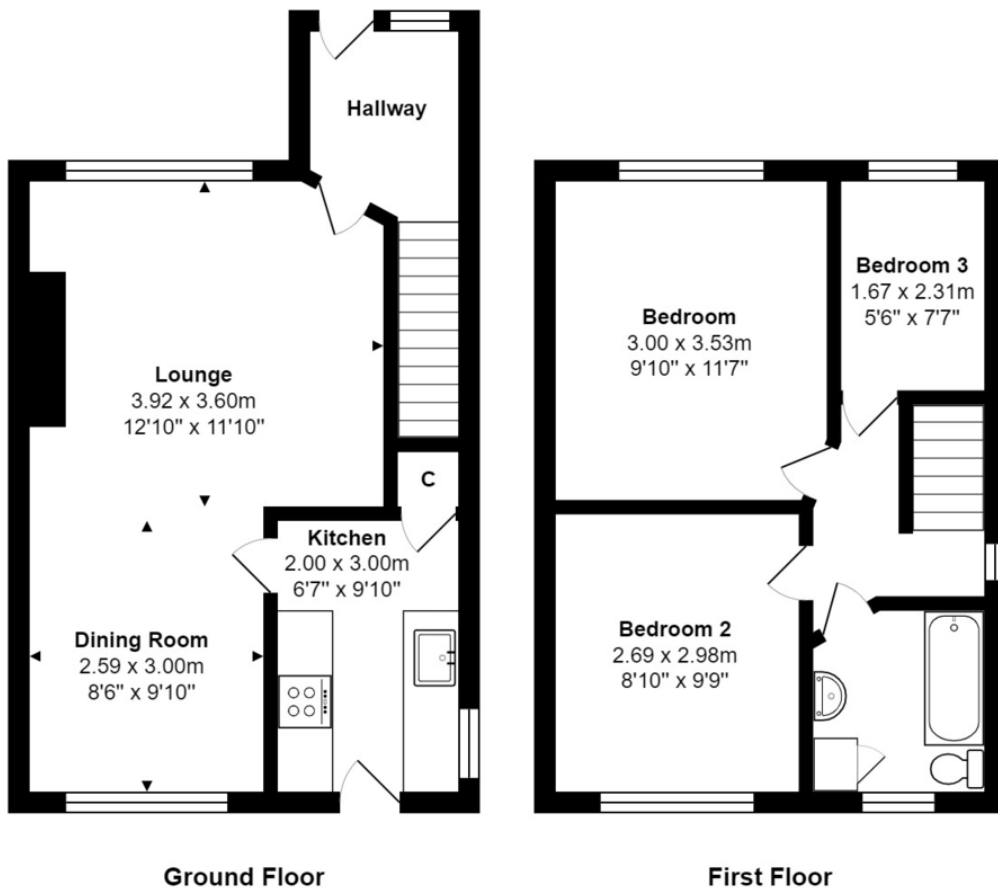






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Total Area: 66.9 m² ... 721 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.