

# 2 MILLBANK

£160,000



“A charming holiday let or starter home”

Weobley, Herefordshire

Within walking distance to the centre of the sought-after village of Weobley, this pretty, ex-rental, Grade II Listed terrace cottage comes to the market with no chain, via auction.

- Character cottage
- Garden
- Sale by auction
- Centre of village location
- Holiday let potential
- No onward chain



Within walking distance to the centre of the sought-after village of Weobley, this pretty, ex-rental, Grade II Listed terrace cottage comes to the market with no chain, via auction.

In need of a little TLC, this property presents an ideal opportunity to turn into a great holiday let, retirement home or even a home for a first time buyer.

The main living room is entered directly by the front door. This space is lit via a front-facing window and benefits from electric storage heating as well as an attractive open fire in a beautiful cast surround with a timber mantel. A door to an under-stairs cupboard is a useful addition and a further door leads to the stairs, giving access to the first floor.

The kitchen sits to the rear and spans the full width of the property; it is in a perfectly serviceable state of repair although new owners may choose to refurbish. There is plenty of cupboard and storage space as well as room for a washing machine and refrigerator. There is a cooker and the kitchen sink sits below a pretty window, giving views across the rear garden. A stable door leads out to the garden.

Upstairs, there is a landing area, two bedrooms- both with built-in storage - overlooking the rear garden and a family bathroom with a bath with overhead shower, wash hand basin and WC.

**Outside:** A pretty stable door from the kitchen leads you out into a sweet garden, mostly laid to lawn, with a garden shed to the rear. There is useful rear access to the garden from the front of the property.

**Area:** Formerly a market town, Weobley is part of Herefordshire's Black and White Trail; the magpie sculpture in the centre of the village celebrates the 1999 title of best-kept village in England. The village is very active with a regular bus service to the city of Hereford - or if you just want to pop down to the shops you will find everything you need to live an independent life with an array of shops, a butcher, tea room, restaurant, beauticians and doctor's surgery. Two good schools are also within easy reach: Weobley Primary School and Weobley High School.





**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**At a glance:**

**NOTE: We invite interest from CASH BUYERS ONLY for this property.**

- Bedrooms: 2
  - Tenure: Freehold
  - Council Tax Band\*: B
  - Heating: Central heating: electric radiators
  - Services: Mains water, electricity and drainage
  - Service charges: Nil
  - Covenants: Grade II Listed
  - Broadband: Yes\*\*
- \* correct as of instruction date | \*\* Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.