

NEW
INSTRUCTION



By Auction £110,000

NO CHAIN* *DONT MISS THIS ONE* *FOR SALE BY AUCTION* *TWO BEDROOMS* *RARE TO MARKET* *INVESTMENT OPPORTUNITY* *RETIREEES* *POPULAR & QUIET CUL-DE-SAC LOCATION* *LOCAL AMENITIES CLOSE BY

For sale by modern method of auction via Advanced Property Auction

Starting bid: £110,000 plus reservation fees.

Townend Estate Agents offer for sale this TWO BEDROOM semi-detached bungalow. Located on a quiet CUL-DE-SAC avenue just off the popular Westfield Lane. A rare opportunity to purchase a true bungalow in this desirable locale. Just a short walk away from Wrose village and its associated amenities. Ideal for investors or retirees.

The property comprises briefly: Entrance porch, Lounge, Kitchen, Two Bedrooms, Bathroom. Externally is driveway, garage and gardens.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C	68	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		