

GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

Traditional two bedroom terraced property, located in the ever popular Manselton area. Accommodation comprises: entrance hall, lounge, dining room, kitchen, rear porch and bathroom to the ground floor. With two bedrooms to the first floor. The property benefits from a gas Combi boiler, level rear garden and boarded loft. Viewings highly recommended. EPC - D

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE. ANY PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION

FULL DESCRIPTION

SUMMARY

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ENTRANCE HALLWAY

Entrance door, radiator, stairs to first floor landing, doors to:



LOUNGE

11'1" x 12'4" (3.38 x 3.77)
UPVC double glazed bay window to front, radiator, fireplace with gas fire.

DINING ROOM

11'5" x 11'4" (3.47 x 3.45)
UPVC double glazed window to rear, radiator, fireplace with gas fire, cupboard under stairs, door to:

KITCHEN

10'6" x 8'5" (3.19 x 2.56)
UPVC double glazed window to side, kitchen is fitted with matching wall and base units along with complimentary work surfaces, radiator, Combi boiler mounted on wall, door to:

REAR PORCH

Entrance door to rear garden, door to airing cupboard, door to:

BATHROOM

5'5" x 8'5" (1.66 x 2.57)
UPVC double glazed obscure window to rear, shower cubicle, WC, vanity unit with wash hand basin, panelled bath, radiator.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, radiator, loft access, doors to:

BEDROOM ONE

11'0" x 15'7" (3.36 x 4.74)
UPVC double glazed window to front, radiator.

BEDROOM TWO

11'4" x 8'10" (3.46 x 2.68)
UPVC double glazed window to rear, radiator.

EXTERNAL

FRONT

Gated forecourt.

REAR

Level rear garden, concrete seating area leading to level grass lawn.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,950 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk