



# Dawsons

*all things property*



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

A fantastic investment opportunity to purchase a two bedroom property in a most convenient location with easy access to local amenities, schools, Gowerton train station and the M4. Briefly comprising entrance porch, living room/ diner, kitchen, shower room, two bedrooms and a separate WC. Externally there is a patio which steps up to a good sized garden laid mainly to lawn. Please be aware that Japanese Knotweed is in the vicinity of the property (Please make your own investigations). 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

A fantastic investment opportunity to purchase a two bedroom property in a most convenient location with easy access to local amenities, schools, Gowerton train station and the M4. Briefly comprising entrance porch, living room/ diner, kitchen, shower room, two bedrooms and a separate WC. Externally there is a patio which steps up to a good sized garden laid mainly to lawn. Please be aware that Japanese Knotweed is in the vicinity of the property (Please make your own investigations) . EPC-D

Ground Floor

Entrance via wooden door with rose patterned stained glass panel into:



Hallway

Stairs to first floor with under stairs cupboard. Radiator. Door into:

Lounge/Diner

20'11" x 12'4" (6.37 x 3.77)

Window to front. Radiator. Door into:

Kitchen

6'5" x 12'6" (1.96 x 3.80)

A galley style kitchen fitted with a range of base, wall and drawer units with work surfaces over. Space for cooker and under counter fridge freezer. UPVC double glazed glass panel door to rear.

Shower Room

7'7" x 6'6" (2.3 x 1.97)

UPVC double glazed window to rear. Walk-in shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring.

First Floor

Landing

Doors into:

Bedroom One

14'9" x 9'6" (4.50 x 2.9)

Two windows to front. Radiator. Stripped wood floorboards.

WC

Low level WC. Wash hand basin. Radiator. Part tiled walls. Vinyl flooring.

Bedroom Two

8'2" x 12'1" (2.50 x 3.68)

UPVC double glazed window to rear. Radiator. Eaves storage.

Externally

Front:

A low maintenance forecourt laid with chipping stones. Steps up to entrance door.

Rear:

A patio stepping up to a good size enclosed garden which is mainly laid to lawn and bordered with mature hedges.

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 £1,800 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](http://www.dawsonsproperty.co.uk)