



Day & Co
ESTATE AGENTS

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£100,000

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- Being Sold via Secure Sale online bidding.
- Starting Bid £100,000
- STONE SEMI-DETACHED HOUSE
- EPC RATING E

- Terms & Conditions apply
- CASH BUYERS ONLY
- REQUIRES MODERNISATION

SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000 Mature Semi-Detached House Requiring Modernisation, Large Plot, Cash Buyer Only EPC Rating E

FULL DESCRIPTION

Offered for sale by auction. A semi-detached house requiring modernisation situated on a large plot. Cash Buyers Only. In brief the accommodation comprises - Ground Floor - Spacious Living Room. Lower Ground Floor - Dining Kitchen with door to the rear. First Floor - Landing, Two Bedrooms, Bathroom. Upper Floor - Bedroom Three with roof window, this room has been partly divided. majority double glazing, boiler for the heating not working, immersion heater for hot water not working. Outside, situated on a large plot with derelict outbuilding. EPC Rating E.

Any floor plans are for guidance and illustrative purposes only. While we strive for accuracy, we cannot guarantee the precise layout, dimensions, or details shown. Any measurements or boundaries should be verified through the title deeds. We accept no liability for any loss or damage arising from reliance on this information.

Auctioneers Additional Comments - Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price.

