



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

Starting Bid £300,000 Freehold

FOR SALE



13 Fenton Avenue, Staines-upon-Thames, Surrey. TW18 1DD

FOR SALE BY ONLINE AUCTION. Starting Bid £300,000. Terms and Conditions apply.

SPACIOUS TWO BEDROOM HOUSE IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION & LOCAL SHOPS. The property is in need of updating throughout but currently benefits from a spacious lounge, fitted kitchen, dining room, two double bedrooms, bathroom and extensive rear garden with brick built storage. Viewings Highly Recommended.

Gregory Brown

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ROOM DESCRIPTIONS

Covered Porch

With glazed door leading to:

Entrance Hall

Light point, radiator, stairs to first floor and doors to:

Lounge

Front aspect Semi-bay window, light and power points, double radiator.



Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, space for washing machine and cooker. Understairs storage cupboard housing fuseboard, double radiator.



Dining Room

Rear aspect window, light and power points, single radiator. Glazed door to Garden.

First Floor

Landing

Access to loft space and doors to:

Bedroom 1

Front aspect window, light and power points, single radiator, built-in wardrobes and storage cupboard housing hot water tank.

Bedroom 2

Rear aspect window, light and power points, wall mounted boiler.

Bathroom

Rear aspect frosted window, panel enclosed bath, pedestal wash hand basin, low level W.C, partly tiled walls, single radiator, light point.

Outside

Front Garden

With pathway leading to front door.

Rear Garden

Mainly laid to lawn, brick-built storage, gated side access to front.



ROOM DESCRIPTIONS

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'.

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

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 Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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. 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.

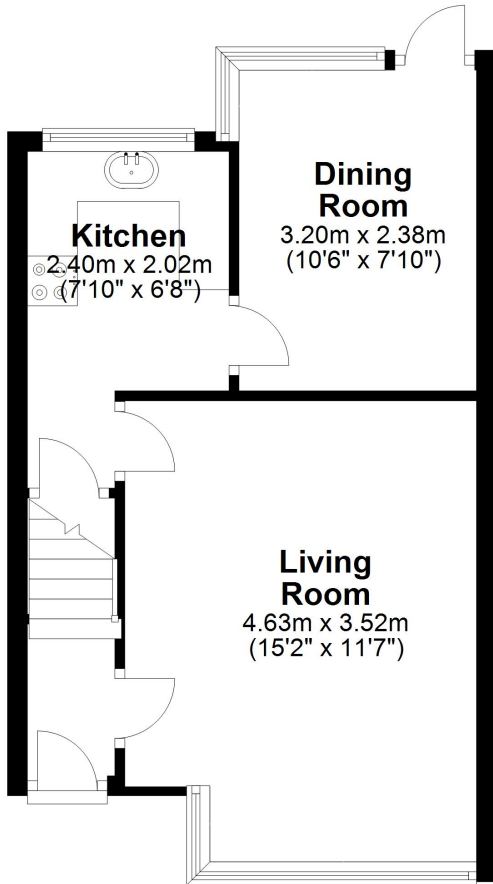
Auctioneers Additional Comments

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 of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

FLOORPLAN

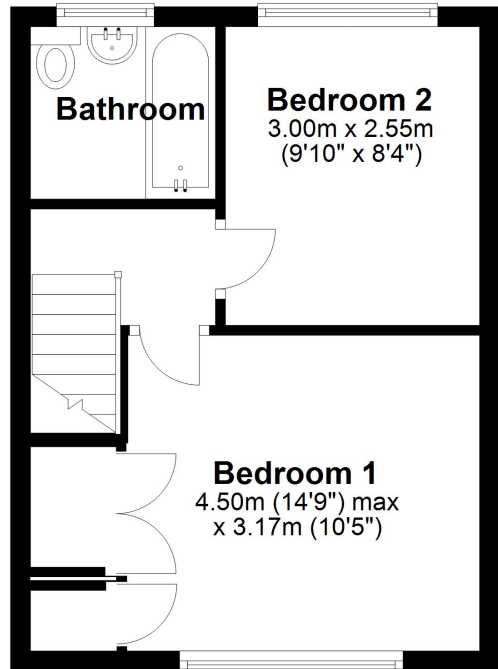
Ground Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 sq. feet)