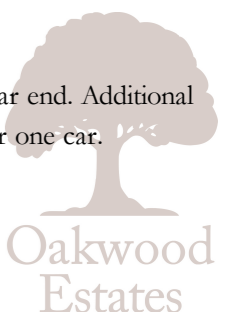


Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £750,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Upon entering the property through the front porch, you step into the foyer. From there, you proceed into a beautifully appointed open-plan kitchen, featuring a large center island and generous work surface areas. The kitchen boasts quartz countertops and high-end Siemens appliances, including a stovetop, built-in combi microwave, oven with steaming function, dishwasher, fridge, and separate freezer. It also includes a Quooker tap for instant boiling and sparkling water, as well as a wine fridge with dual climate control for perfect wine storage. The kitchen offers a dining area and direct access to the patio and garden through bifold doors. Adjacent to the kitchen is a cozy family room with views of the front of the property. Completing the ground floor is a utility room and a convenient WC.

Upstairs, the property features three bedrooms, each with built-in storage. The principal bedroom, located at the front, benefits from nearly head-height eaves storage. Bedroom two, positioned at the rear, is a spacious double, while bedroom three, also front-facing, is a smaller double but still generously sized. The family bathroom includes a jacuzzi bath, a large shower, a toilet, and a basin, with a backlit mirror above the basin.

Externally, the property boasts a roughly 50-foot garden, complete with a summer house and a shed at the far end. Additional features include a garage with an electric door operated by remote control and off-street parking for one car.

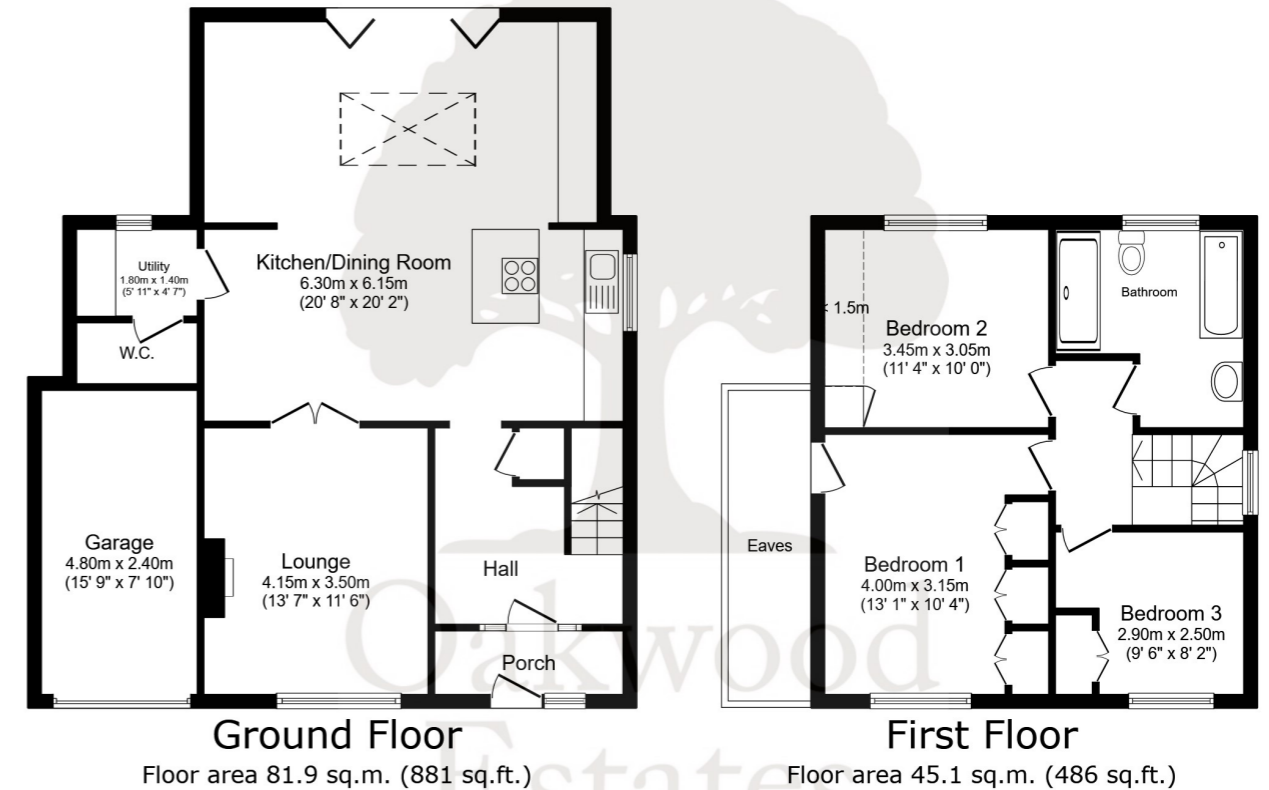


Property Information

Floor Plan

-  3 BEDROOM DETACHED HOUSE
-  GARAGE
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
-  COUNCIL TAX BAND- F
-  OPEN PLAN KITCHEN AND DINING ROOM
-  FRONT AND REAR GARDEN
-  NEWLY RENOVATED AND EXTENDED
-  1367 SQ FT
-  EPC- D

					
x3	x1	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 127.0 sq.m. (1,367 sq.ft.)
Restricted height areas 1.5 sq.m. (16 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



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

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 of up to 4.5% 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.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax
Band F

