



Safell Close



Scafell Close

Worcester

Guide Price £130,000

For sale by auction held at Worcestershire County Cricket Club, New Road, Worcester, WR2 4RL. Wednesday 2nd July Auction start time: 14:30.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a 1.5% + VAT (1.8% inc VAT) min fee of £3000 + VAT (£3600 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

The guide price is an estimate of the seller's minimum acceptable price at auction. It helps potential buyers decide whether to pursue a purchase. Typically, a provisional reserve price range is agreed upon between the seller and auctioneer at the start of marketing. Since the reserve price isn't fixed and can be adjusted up until the auction day, the guide price is issued. It may be presented as a price range or a single figure within 10% of the final reserve price. The guide price is different from the reserve price and can change up to the auction day.

RESERVE PRICE



other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

We've Noticed

- **Auction held at Worcestershire County Cricket Club,
New Road, Worcester, WR2 4RL**
- **For sale by TRADITIONAL AUCTION**
- **Auction - Wednesday 2nd July - Start time: 14:30.**
- **To complete within 28 days from auction date.**

Viewing Times

All appointment times listed are pre-booked time slots and you do not need to book prior to attending:

Friday 13th – 14:30-14:50

Tuesday 17th - 10:00-10:20

Thursday 19th -14:30-14:50

Tuesday 24th - 10:00-10:20

Thursday 26th -14:30-14:50

Tuesday 1st - 10:00-10:20

Bidding Registration

Anyone wishing to bid must register before the auction via our website hillsestateagents.co.uk

Offers

Offers will not be accepted before the auction.

Parking

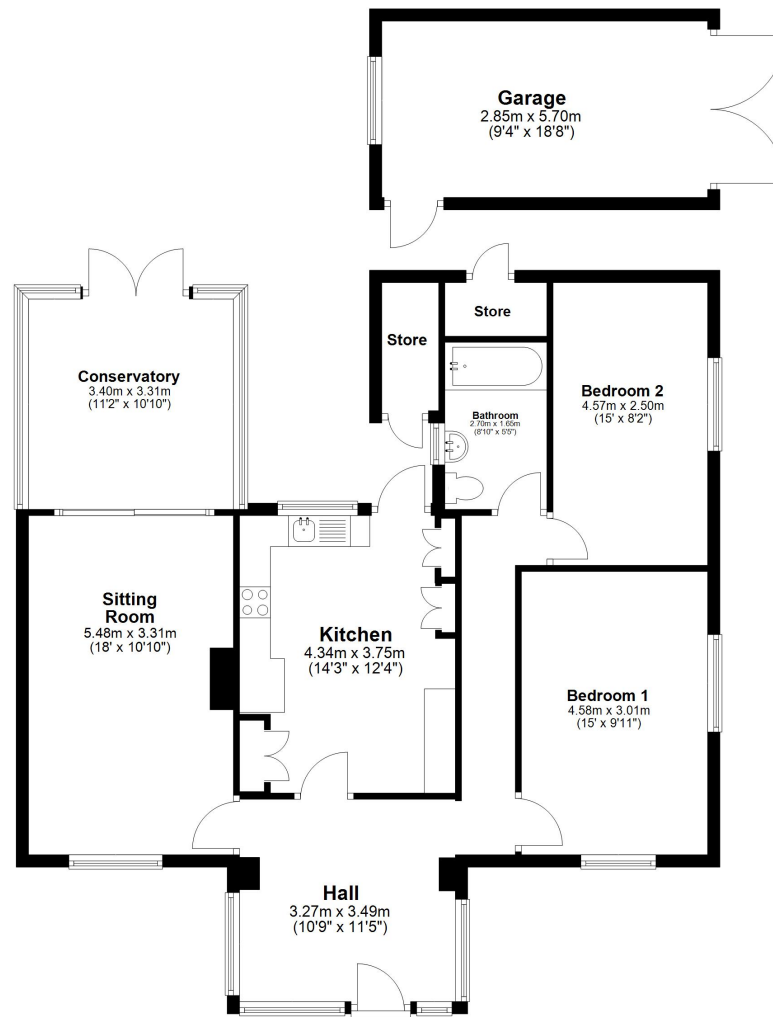
Parking will be available at Worcestershire County Cricket Club Venue. Should there be issues relating to flooding, parking can be found at the nearby Premier Inn, County Ground, New Road, Worcester, WR2 4RL and can be validated inside the auction venue.

Legal Pack

Auction pack to follow which will be available on our website when provided by the sellers solicitors.



Ground Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

