



Millwood Street, guide price £110,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold With No Onward Chain
- Sought After Location
- Perfect First Time Purchase
- Open Plan Living/Dining Area
- EPC Rating: D



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About the property

Presenting a end-terrace house for sale, ideally suited for first-time buyers or investors. This property is nestled in a sought-after location with local amenities close by, making it a convenient and desirable place to reside.

This house is ripe for transformation, currently in a condition that requires modernising. This offers an exciting opportunity to refurbish and personalise the space to your own taste and requirements, adding value to your investment.

The property boasts three bedrooms, two of which are spacious double rooms, and a cosy single room, making it a suitable choice for a growing family. The house also accommodates two reception rooms. The first of these reception rooms is especially notable, with large windows allowing plenty of natural light to flood the space, creating a bright and airy environment. There is a single kitchen that, like the rest of the house, invites you to put your own stamp on it. The house also features one bathroom, completing the functional aspects of the home. One of the unique features of this property is the garden. This outdoor space provides a wonderful area to relax or entertain, and with a touch of creativity.



Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Bathroom

5' 5" x 6' (1.65m x 1.83m)

Lounge

10' 5" x 22' 8" (3.17m x 6.91m)

Kitchen

01792 641481

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Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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