



2 Tilstone Close

CW2 5RQ

Auction Guide £240,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £240,000 plus reservation fee.

Standing proud behind neat landscaped gardens in the tranquil cul-de-sac of Tilstone Close is this stunning detached bungalow which presents an exceptional opportunity for those seeking a modern family home. Recently extended and fully renovated, the property boasts a contemporary design that harmoniously blends style and functionality.

Upon entering, you are welcomed into a spacious and inviting environment, featuring two well proportioned reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the lovely fitted kitchen, which opens seamlessly into a dining area, enhanced by a roof window that floods the space with natural light. This open plan layout is perfect for family gatherings and social occasions.

The property comprises three comfortable bedrooms, the principle with a large en-suite bathroom, offering a peaceful retreat for family members or guests. There is also a beautiful family bathroom, convenience is at your fingertips, ensuring that morning routines run smoothly.

Outside, the landscaped gardens create a serene outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. The driveway and garage provide practical solutions for parking and storage, adding to the overall appeal of this delightful home.

With no buying chain involved, this property is ready for you to move in and make it your own. The blank canvas allows for personal touches, enabling you to incorporate your individual style and preferences.

This charming residence in Hough is not to be missed, offering a perfect blend of modern living in a peaceful setting.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Entrance Porch

Lounge
17'9" x 15'6" (5.42m x 4.73m)

Inner Hallway

Kitchen
12'2" x 7'10" (3.71m x 2.41m)

Dining Room
11'0" x 8'6" (3.36m x 2.61m)

Bedroom One
12'7" x 9'10" (3.86m x 3.02m)

En-Suite Shower Room

Bedroom Two
17'4" x 7'3" (5.30m x 2.22m)

Bedroom Three
17'11" x 6'11" (5.47m x 2.11m)

Shower Room

Externally

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

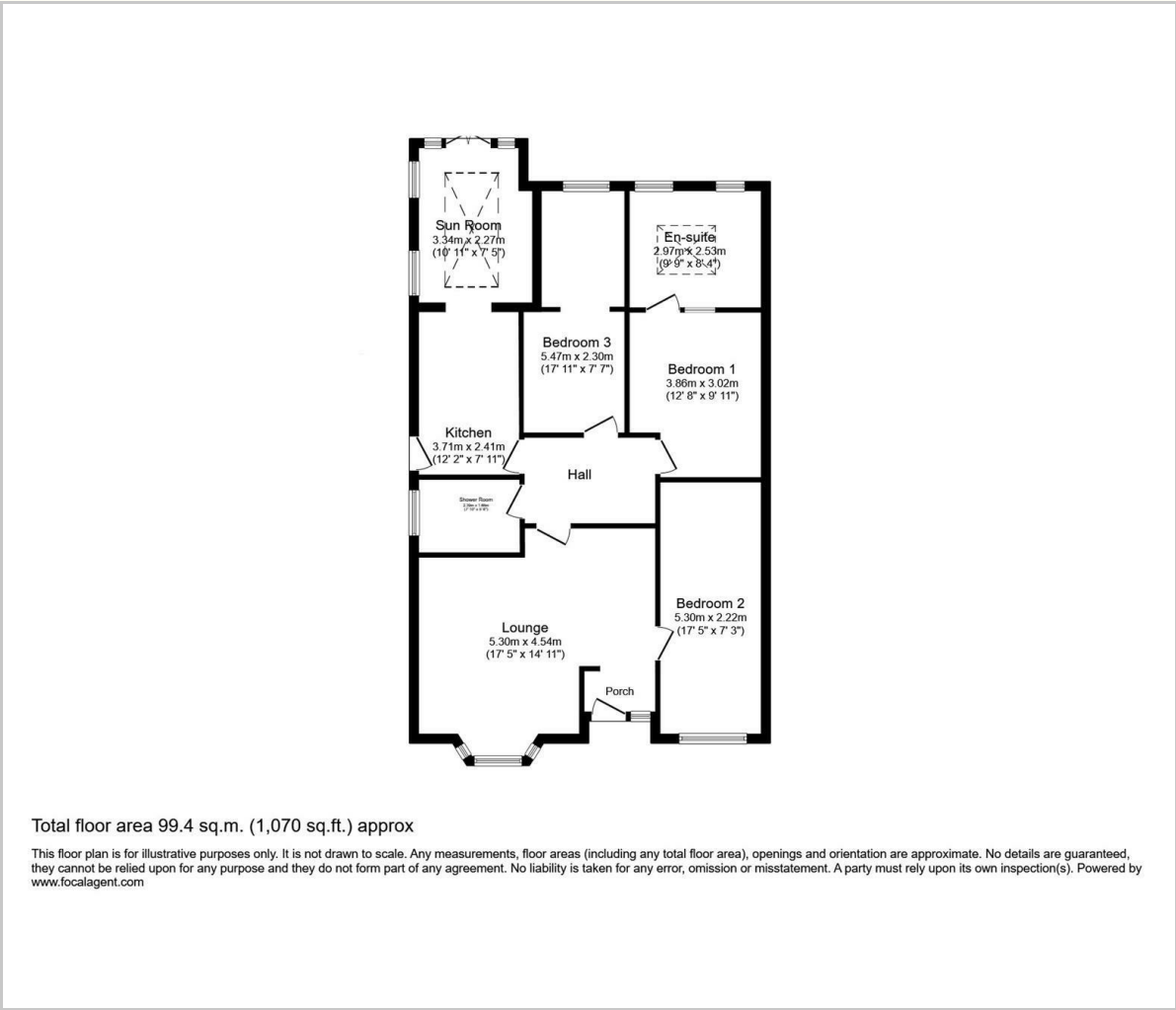
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For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band D

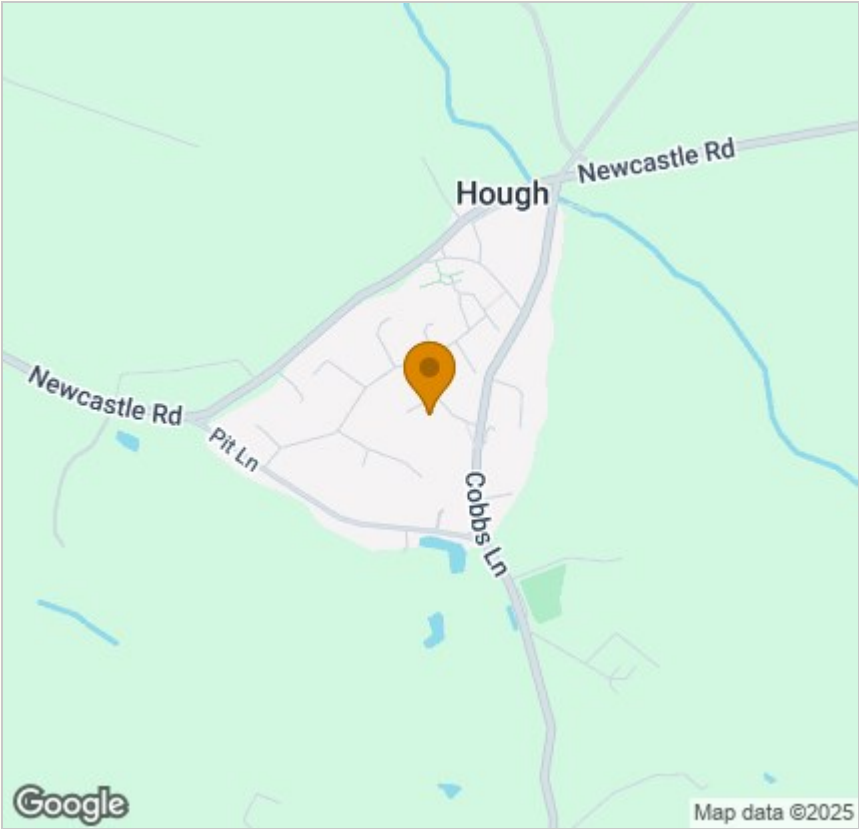
Floor Plan



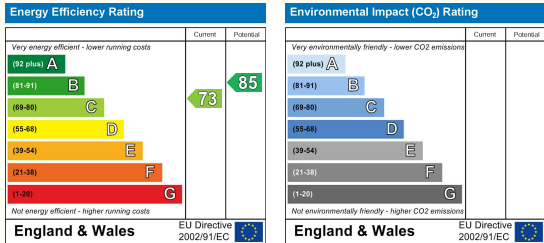
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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