

## Guide Price £350,000 - Freehold

- Online Auction
- Three bedroom semi detached home
- Potential to improve
- No onward chain
- 15' Extended kitchen
- 20' Studio/workshop
- Long rear garden
- Internal inspection recommended
- Exclusive to Spencer & Leigh
- Popular residential location

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 2) View the legal pack and arrange any viewings Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment

and solicitors details Stage 4) You are ready to bid - Good Luck!

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be



Denton Drive is situated in a desirable area of Patcham with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby.







Entrance

**Entrance Hallway** 

Living Room 14'2 x 11'1

Dining Room 14'2 x 10'8

Kitchen 15'11 x 14'3

Stairs rising to First Floor

Bedroom 14'2 x 10'8

Bedroom 14'2 x 11'1

Family Bathroom

OUTSIDE

Studio 20'5 x 7'5

Rear Garden

**Property Information** 

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 9 Mbps, Superfast 216 Mpbs & Ultrafast

1800 Mbps available (OFCOM checker) Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

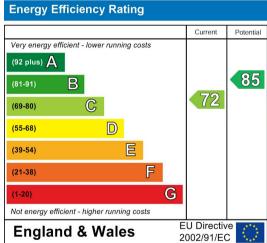








Council:- BHCC Council Tax Band:- C





## **Denton Drive**



Approximate Gross Internal Area (Excluding Garage) = 96.78 sq m / 1041.72 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.