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**BILL
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Sales & Lettings

AUCTION



5 Scorrier Street

St. Day, Redruth, TR16 5LH

Auction Guide £75,000



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Thursday 2nd April at 12.30pm. Auction Guide Price £75,000. CASH PURCHASE ONLY. Please contact the office to arrange a viewing.



A generally well presented two-storey two-bedroom mid-terrace house being located in the heart of St Day, which itself is convenient for Redruth with its wider range of amenities and facilities. The property, which offers a wealth of character, will appeal to owner occupiers and of course letting investors who will look at short or long term rentals.

ACCOMMODATION

Ground floor: Hallway, kitchen/breakfast room, living room, bathroom/WC.

First floor: Landing, two bedrooms, shower room/WC.

Outside: Courtyard garden to the rear.

TENURE

Freehold with vacant possession.

EPC

Rating: C.

WHAT3WORD

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BROADBAND & MOBILE COVERAGE

Broadband: Superfast available

Mobile: Likely good outdoor. May be variable indoor.

Source: ofcom.org.uk

VIEWINGS

Please call 01395 247000 to book into one of the scheduled block appointments.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, survey(s), planning and finance enquiries prior to the auction.

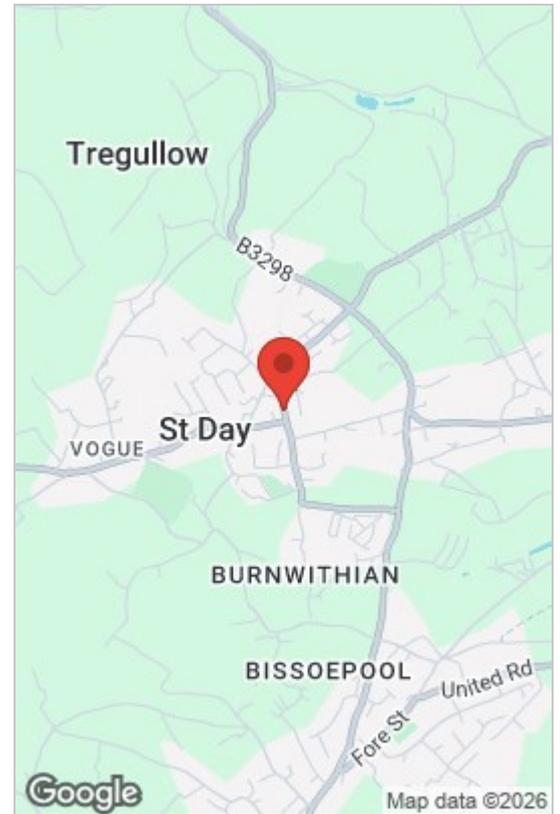
PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

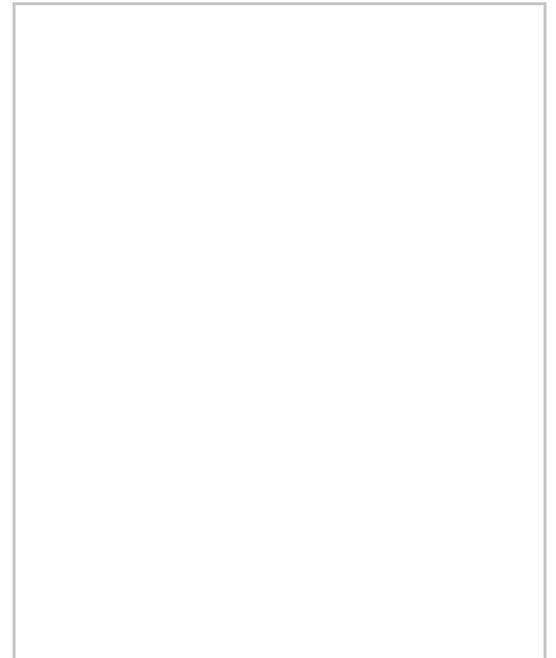
AUCTIONEERS NOTES

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price. We understand that further investigation into mining may be required. Buyers to make their own enquiries in this regard.

Area Map



Floor Plans



Energy Efficiency Graph

