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8 Bents
Colne
BB8 7AH



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FOR SALE BY AUCTION – T & C'S APPLY
SUBJECT TO AN UNDISCLOSED RESERVE PRICE
RESERVATION FEE APPLICABLE
THE MODERN METHOD OF AUCTION



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For Sale

- Two-bedroom cottage in Bents, Colne
- Open-plan lounge and kitchen
- Light and sociable ground floor layout
- Two bedrooms
- Three-piece shower room

Auction Guide £75,000

- Rear garden with low maintenance design
- Potential to add personal style and improvements
- Ideal for first-time buyers or downsizers
- Convenient and well-connected location
- Excellent opportunity for modernisation



Tucked away in a convenient position in Bents, Colne, this two-bedroom cottage presents an excellent opportunity for buyers seeking a characterful home with potential. Offering compact yet practical accommodation, the property would make an ideal purchase for first-time buyers, downsizers, or those looking for a project to modernise to their own taste.

The ground floor is designed with a welcoming open-plan layout, combining the lounge and kitchen into one versatile living space. This arrangement creates a sociable environment, perfect for relaxing or entertaining, and allows natural light to flow throughout the room. The kitchen area is fitted with units and provides scope for improvement to suit individual style and requirements.

Upstairs, the property offers two bedrooms, each of good size, with the flexibility to serve as a main bedroom, guest room, or home office depending on the purchaser's needs. A three-piece shower room completes the first-floor accommodation, offering practicality and convenience.

Externally, there is a small garden to the rear, providing an outdoor space that can be enjoyed with minimal maintenance. This area also presents potential for landscaping or seating arrangements to create a pleasant retreat.

Although some updating is required, the cottage provides an excellent blank canvas. With vision and investment, it has the potential to become a charming home in a popular and well-connected area of Colne.

Ground Floor

Approx. 25.2 sq. metres (271.0 sq. feet)

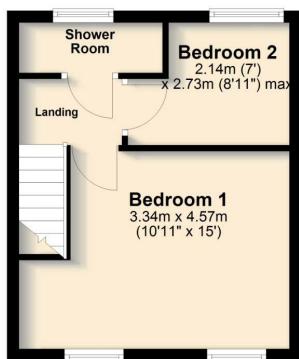


Total area: approx. 50.5 sq. metres (543.6 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

First Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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