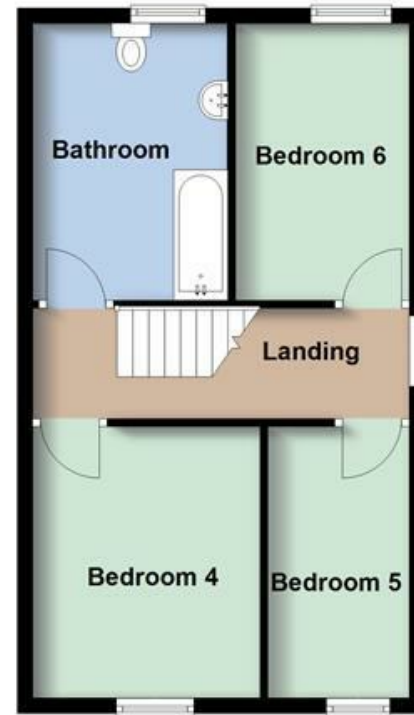


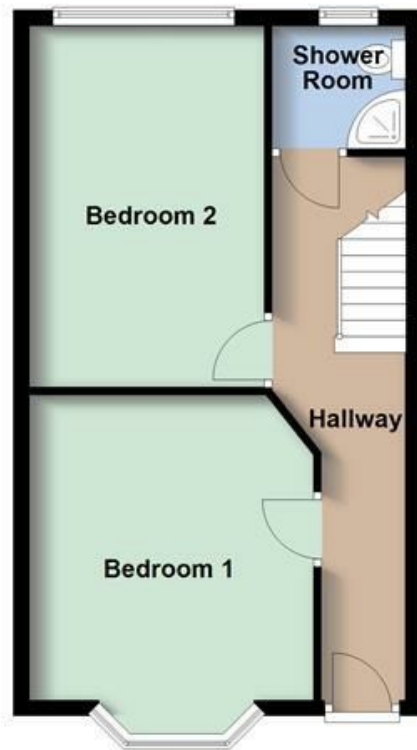
Lower Ground Floor Apartment



Second Floor



Ground Floor



First Floor



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

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Offered for sale through the Modern Method of Auction - A substantial stone-built end of terrace located in a convenient position. Currently used as an HMO with six letting rooms, two bathrooms, living room and kitchen, plus a one bedroom self-contained lower ground floor apartment. Ideally suited to a landlord or investor. Accommodation is arranged over four floors with an additional basement level providing storage. Enclosed garden to the rear.

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### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### ENTRANCE HALLWAY

uPVC entrance door and stairs to the first floor.

### BEDROOM ONE

12'1 x 12'1 (3.68m x 3.68m)

uPVC double glazed bay window and a radiator.

### BEDROOM TWO

15'4 x 10 (4.67m x 3.05m)

uPVC double glazed window, fitted wardrobes and a radiator.

### SHOWER ROOM

Double glazed window, corner shower cubicle and a WC.

### FIRST FLOOR LANDING

Stairs to the second floor.

### SEPARATE WC

Low level WC, wash basin and a double glazed window.

### BEDROOM THREE

13'7 x 7 (4.14m x 2.13m)

uPVC double glazed window and a radiator.

### LIVING ROOM

uPVC double glazed bay window and a radiator.

### FITTED KITCHEN

11'6 x 12'2 (3.51m x 3.71m)

uPVC double glazed window. Fitted with a range of wall and base mounted units with work surfaces over, 1.5 bowl sink and drainer with mixer tap over, electric range oven with extractor above, space for fridge and freezer, radiator and wood-effect flooring.

### SECOND FLOOR LANDING

uPVC double glazed window and access to the roof void.

### FITTED BATHROOM

11'8 x 7'4 (3.56m x 2.24m)

uPVC double glazed frosted window, P-shaped bath with shower fitting over, low level WC, pedestal wash hand basin, ladder-style radiator, built-in storage cupboard, and part tiled walls.

### BEDROOM FOUR

11'6 x 10'6 (3.51m x 3.20m)

uPVC Double glazed window and radiator.

### BEDROOM FIVE

11'6 x 7 (3.51m x 2.13m)

uPVC Double glazed window and radiator.

### BEDROOM SIX

11'8 x 9'6 (3.56m x 2.90m)

uPVC Double glazed window and radiator.

### LOWER GROUND FLOOR APARTMENT

#### FITTED KITCHEN

15'4 x 5'8 (4.67m x 1.73m)

Frosted glass entrance door, a range of fitted wall and base mounted units with work surfaces over, single drainer sink unit with mixer tap over, integral oven, four-ring electric hob with extractor above, radiator, plumbing for a washing machine and a wall-mounted central heating boiler.

#### LIVING ROOM

15'2 x 12'2 (4.62m x 3.71m)

Double glazed window and radiator.

#### DOUBLE BEDROOM

16'1 x 12'6 (max) (4.90m x 3.81m (max))

Double glazed bay window and radiator.

#### SHOWER ROOM

12'6 x 4'6 (3.81m x 1.37m)

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail and extractor fan.

#### BASEMENT

Accessed via a double glazed door, with restricted head height and being located below the apartment the room offers additional storage.

#### EXTERNALLY

Walled frontage and an enclosed rear patio with access to the apartment and basement room.

#### NOTES

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

