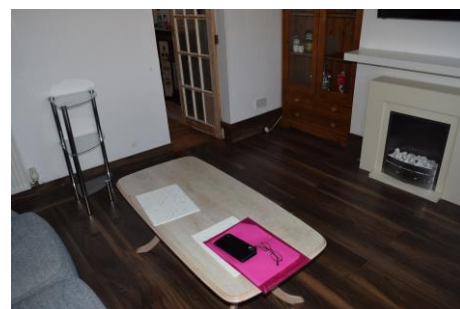
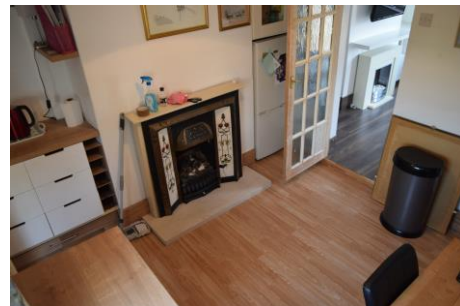




River Lane, Chester, CH4 8RH

For sale by Modern Method of Auction; Starting Bid Price £80,000.00 plus Reservation Fee... Look no further for this little treat that we have for you! Tucked away on River Lane this little mew is waiting for some TLC to bring it back to its former glory. Set on a prime location, ideal for the business park, close to local amenities and bus links. With two good sized bedrooms, lounge, dining room and kitchen this little property is a sweet treat for either a first time buyer or someone who is looking to downsize. Video tours available. Call for more information 01244 380 380 This property is for sale by "Regional Auction name powered by iamsold Ltd"



For Sale by Modern Method of Auction

Two Bedroom Mew

Sought after location

Parking to the front

Yard to the rear

Cal for more information

Reservation fees apply

Guide Price £80,000

Main Page

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. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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Lounge 12' 8" x 9' 11" (3.85m x 3.03m)

To the front of the property a naturally bright lounge, with wall mounted radiator and UPVC window. Door leading to the dining room.

Dining Room 12' 3" x 9' 11" (3.74m x 3.01m)

In the heart of the property, featuring a unique fireplace, UPVC to the rear and door leading to the kitchen .

Kitchen 6' 10" x 6' 5" (2.08m x 1.96m)

Fitted with wall and base units, UPVC window to the rear and door leading to the rear of the property.

Bedroom One 12' 6" x 9' 11" (3.82m x 3.02m)

To the front of the property a naturally bright room, with wall mounted radiator and UPVC window.

Bedroom Two 10' 2" x 9' 11" (3.10m x 3.02m)

To the rear of the property another good sized double bedroom with wall mounted radiator and UPVC window

Bathroom

Three piece suite, partially tiled, cupboard housing water tank, UPVC window and towel radiator.

Externally

To the front of the property parking is available. To the rear of the property a small yard with brick built shed, access from the rear to the front. Currently you are able to rent the two larger plots of garden for £100 p/yr .

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

