



3 bed semi-detached house to buy in GL51

Dinas Road, Cheltenham, Gloucestershire, GL51 3EN

£160,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Fantastic Investment Opportunity
- ✓ Semi Detached House
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A Three Bedroom Semi-Detached House Offering potential for improvement, ideally situated in the popular Hatherley Area. Constructed in the non-standard Hawksley style, the property provides well-proportioned accommodation and represents an exciting opportunity for buyers looking to update. Conveniently located close to a range of local amenities, schools and transport links. Subject to necessary planning, there is an opportunity to develop the garden further.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Transparent online auction

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Off Street

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance

Via covered porch and wooden door. Radiator, staircase rising to first floor.

WC

Low level WC. Window to side aspect.

Lounge/diner

Windows to front and rear aspect. Double glazed door to rear aspect. Radiator, fireplace.

Kitchen

Fitted with a range of wall and base units with working surface over and tiled splashbacks. Sink and drainer. electric oven with hob and extractor over. Worcester combination boiler. Space for fridge/freezer and washing machine. Radiator, understairs storage cupboard. Double glazed window to rear aspect and wooden door to rear garden.

Landing

Double glazed window to side aspect, loft hatch.

Bedroom 1

Window to front aspect, radiator.

Bedroom 2

Double glazed window to rear aspect, radiator and fitted cupboards.

Bedroom 3

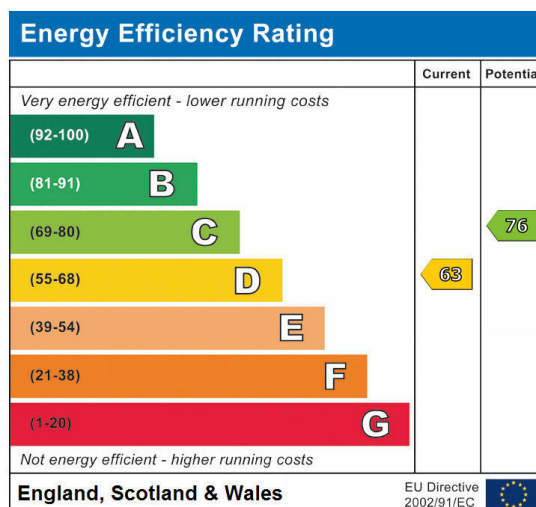
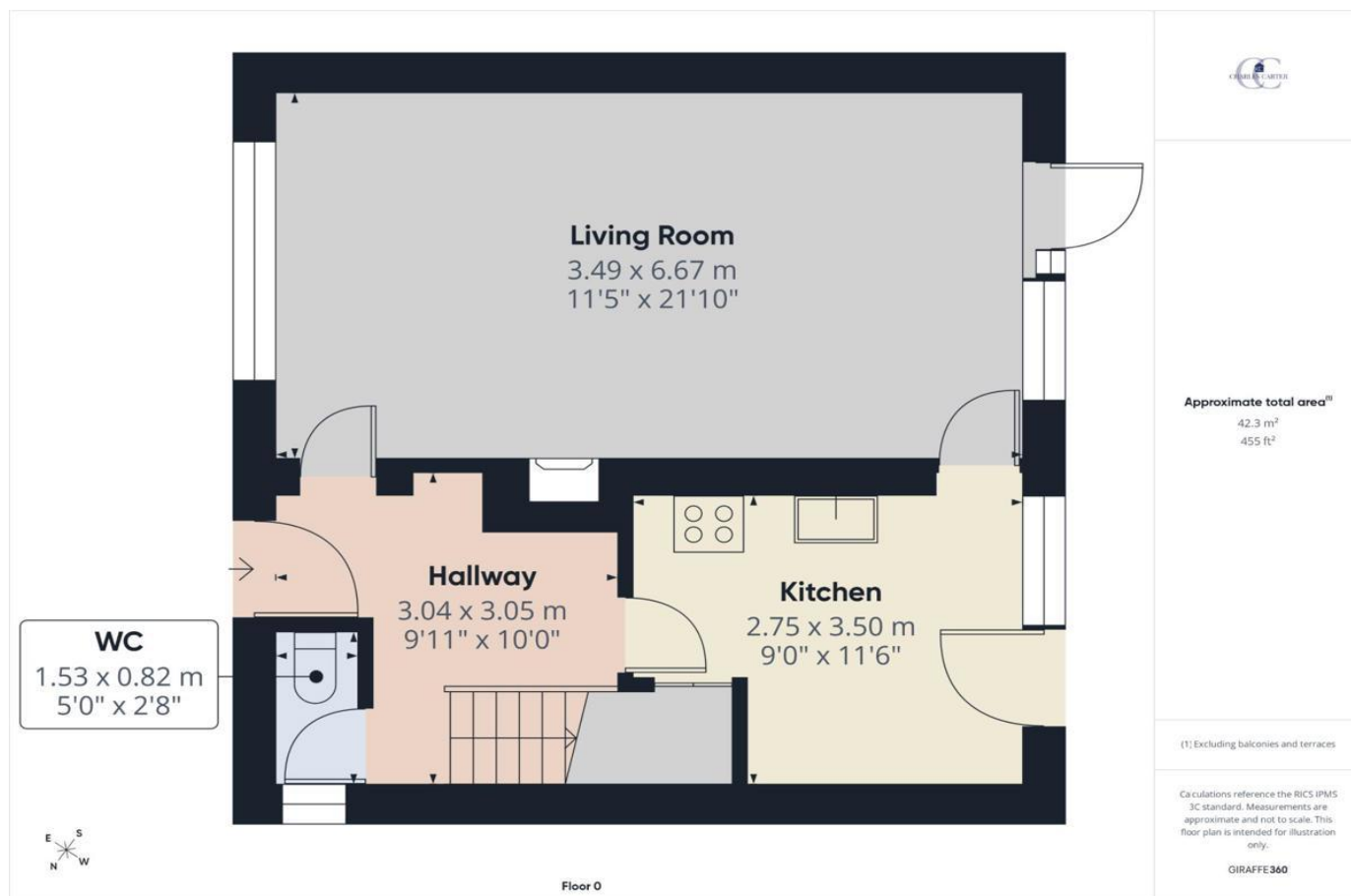
Window to front aspect, radiator, fitted cupboard.

Bathroom

Fitted with an panelled bath with electric shower, pedestal wash hand basin and WC. Radiator, part tiled walls and double glazed obscure window to rear aspect.

Outside

The property is approached by a foot path with lawn to the front. At the rear, there is a substantial rear garden, mainly laid to lawn and enclosed by hedging. There is a storage shed, decked area and covered area with further storage. A side gate provide access to the front.



Dinas Road, Cheltenham, Gloucestershire, GL51 3EN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

