



## 2 Beds, Terraced, Freehold, £50,000

### Church Street

3EA - Three Estate Agents, Talbot Green are pleased to offer For Sale by Online Auction, (pre-auction offers considered) for this terraced property situated in the popular residential area of Ferndale located close to local amenities.

### Features

- IDEAL INVESTMENT PROPERTY
- TWO BEDROOMS
- BUYERS FEE APPLIES
- AUCTION PACK AVAILABLE ON REQUEST
- AUCTION DATE 1ST DECEMBER AT 13:00

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This property is ideal for an investor and is in need of refurbishment.

The accommodation briefly comprises an entrance hallway, large lounge diner, kitchen and separate utility room to the ground floor.

To the first floor there is a landing area with two double bedrooms and a large bathroom.

To the rear of the property there is a garden area with access to the side.

This property is offered for sale by the â€œmodern method of auctionâ€ through an Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal document



