



Allensbank Crescent, Cardiff, , CF14 3PR

£190,000



- For Sale by Auction
- Subject to an undisclosed Reserve Price
- No Onward Chain
- Excellent Location
- Two Bedrooms
- End Terrace
- Buyer's fees apply
- The Modern Method of Auction

Description...

AUCTION GUIDE PRICE - £190,000

Are you looking for a home that you can stamp your own mark on? This two bedroom bay fronted end terrace home could be turned into something special. Comprising to generous reception rooms and modern kitchen on the ground floor. Two well proportioned double bedrooms along with a large family bathroom on the first floor. A relatively low maintenance enclosed garden can be found to the rear. On street parking is available.

This home is being offered with no onward chain. Modernisation and refurbishment is required.

Additional Information

Tenure: Freehold

Council Tax band: D approx. £1,640

EPC Rating: D

Auctioneer Comments

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 (subject to lending criteria, affordability and survey).

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 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

Accommodation...

- Front of Property
- Entrance Hallway
- Reception Room One
- Reception Room Two
- Kitchen
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Rear Garden





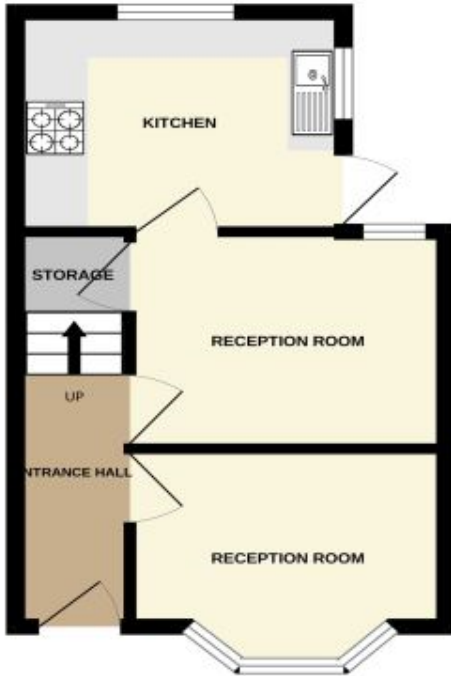
TWO BEDROOM END TERRACE

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Floorplan

GROUND FLOOR



1ST FLOOR



TWO BEDROOM END TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Rating

