



29 Woodside Road, Coalpit Heath

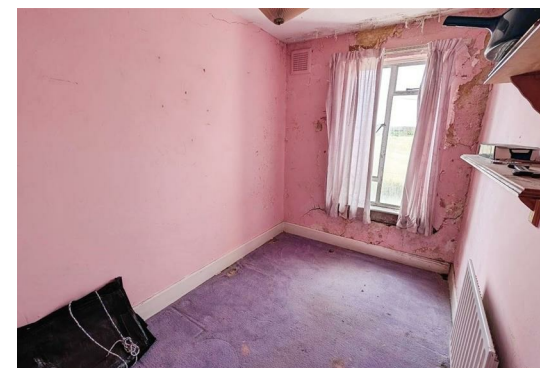
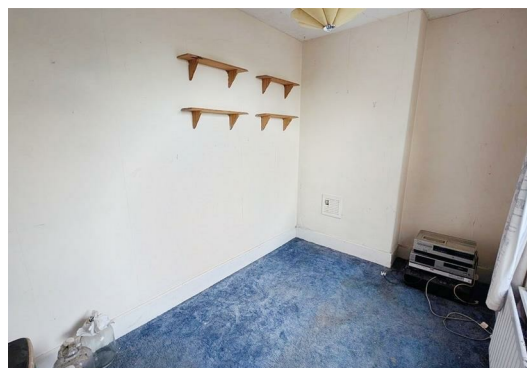
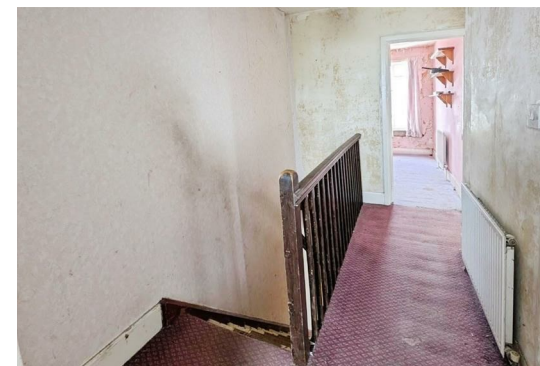
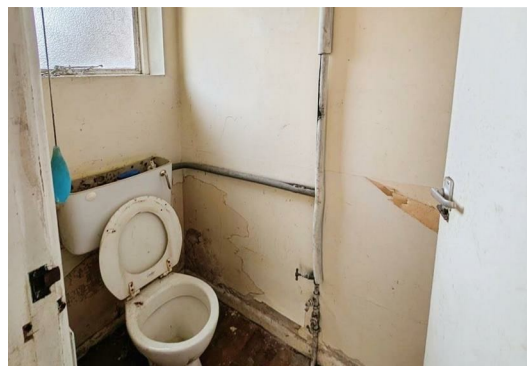
- In Need Of Full Renovation
 - Kitchen Diner
 - 3 Bedrooms
 - Overlooking Fields
 - Garage & Parking
- 2 Receptions
- Cloakroom
- Bathroom
- Gardens
- Auction Property

Auction Guide £255,000

HUNTERS®
HERE TO GET *you* THERE

Being sold by Modern Day Auction, in need of full renovation the property currently offers porch, lounge, kitchen/diner, outer lobby with cloakroom and garden room to the rear.

Upstairs there are three bedrooms and bathroom. The property is single glazed, with good sized garden to the rear. Walled driveway with parking for multiple vehicles and a 32' garage.



Porch

Wooden door with single glazed window, internal door into

Lounge

17'11" max x 13'10" max

Glazed window to the front, stone fireplace, radiator, door with stairs to 1st floor, and further door into

Kitchen/Diner

16'2" x 6'10"

Glazed window to the rear, radiator, door into

Outer Lobby

Cupboard, door into garden room and further door into

Cloakroom

Glazed window to the rear, WC, radiator.

Garden Room

10'8" x 6'1"

Double glazed windows and double glazed patio door to the rear, tiled flooring, radiator.

1st Floor Landing

Access to loft space, radiator, doors into

Bedroom One

13'10" x 10'6" max

Glazed window to the front overlooking fields, airing cupboard housing gas boiler, radiator,

Bedroom Two

11'4" x 6'11" max

Glazed window to the rear with distant views, radiator.

Bedroom Three

10'6" x 6'9"

Glazed window to the front overlooking fields, radiator.

Bathroom

6' x 5'5"

Glazed window to the rear, white panelled bath, pedestal wash hand basin, WC, part tiled walls, radiator.

Outside

The front garden has walled boundary, laid mainly to stones providing off street parking for multiple vehicles.

The larger than average rear garden (overgrown with brambles) has mature fir trees, with door into storage area with further door to the front, and door opening into

Agents Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Garage

32'10" x 8'8"

Up and over door to the front, double glazed windows to the rear and side.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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