

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

AUCTION GUIDE PRICE £72,000

Trefusis Square, Redruth, TR15 2EZ



- ONE DOUBLE BEDROOM
- LOUNGE
- KITCHEN
- ONLINE AUCTION SALE
- SHOWER ROOM/WC
- VACANT POSSESSION
- GARDEN AREA TO REAR
- CASH PURCHASE ONLY

A One Bedroom terraced house on the outskirts of the town but within easy reach of the town centre and public transport links. The property has been recently redecorated and is available with vacant possession. The accommodation comprises of: - Lounge, Kitchen, One Double Bedroom and a Shower Room/WC. There is a garden area to the rear and communal rear access. The property is double glazed and is warmed by a mix of electric ceramic radiators and electric panel heaters. This would make an ideal investment property. EPC: E.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Trefusis Square, Redruth, TR15 2EZ

Approached via a communal access with a double glazed front door opening into:-

LOUNGE

15'1" x 11'5" (4.60m x 3.48m)

A well-proportioned room with an electric ceramic radiator, double glazed window to the front, fire place with inset electric flame effect fire, stairs rising to the first floor and a doorway to:-

KITCHEN

8'4" x 4'10" (2.54m x 1.47m)

Galley style with a range of eye level and base units with work surface over, tiled splashbacks, inset single bowl sink with side drainer, space and plumbing for a washing machine, space for an electric cooker, space for an under counter fridge freezer, wall mounted heater, double glazed window to the side and a double glazed door opening to the rear garden.

FIRST FLOOR

LANDING

There are doors to the bedroom and shower room/WC and an electric ceramic radiator.

BEDROOM

10'7" x 9'2" (3.23m x 2.79m)

A good sized room with a built in wardrobe cupboard, further cupboard housing the hot water cylinder, wall mounted electric heater, double glazed window to the front and the loft access hatch.

SHOWER ROOM/WC

There is a shower enclosure with an electric shower over, close coupled WC, pedestal mounted wash hand basin, extractor, wall mounted fan heater and a double glazed window to the front.

OUTSIDE

REAR GARDEN

Enclosed by walling and mostly laid to gravel for ease of maintenance. There is some shrub and flower planting and a rear pedestrian access gate leading to a communal access leading to the front.

ENERGY EFFICIENCY RATING

This property has been rated as E (45) with a potential rating of A (100).

AGENTS NOTE

The predicted yield as a rental property is in excess of £8,000 per annum gross

AUCTION NOTE

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.80% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is 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 property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.