

AusterberryTM

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Estate Agents

Letting and Management Specialists



471 Victoria Road, Fenton, Stoke on Trent, ST1 3JF

Auction Guide

£20,000

- For sale via Online national auction on Mon 7th April 1.00pm until Tues 8th April 1.00pm
- PRE & POST AUCTION OFFERS WELCOME
- TWO BEDROOM END OF TERRACE HOUSE
- RENT £425 PCM
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- GUIDE PRICE £50,000 - £60,000
- SOLD TENANTED

TWO BED LET END OF TERRACE HOUSE

For sale via Online national auction on Monday 7th April 1.00pm until Tuesday 8th April 1.00pm

No Access can be provided

We welcome this Two Bedroom End of Terrace House to Auction which holds a great investment opportunity. Currently being sold tenanted, this family home is ideal for first time investor or someone wanting to add to their already successful portfolio.

This property has not been inspected by Auction House

Tenant is Currently paying £425 which is below market value.

Hanley Town Centre

Close proximity to Bet365, Staffordshire University, Stoke On Trent Railway Station.

Major Road Networks A500, A50 and M6





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale. Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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