

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

Auction Guide Price £90,000

64 Drump Road, Redruth, TR15 1PR



- TWO BEDROOMS
- ONLINE AUCTION SALE
- CASH PURCHASE ONLY
- GAS CENTRAL HEATING
- RECENT REFURBISHMENT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GROUND FLOOR BATHROOM/WC

FOR SALE BY ONLINE AUCTION - GUIDE PRICE £95,000

A Two bedroom mid-terraced property which has undergone extensive refurbishment including windows, kitchen and heating but with some areas still requiring finishing. There is off road parking to the front of the property for one vehicle and an enclosed terraced garden to the rear with a garden building. The property is warmed by gas central heating and is double glazed. The accommodation briefly comprises of: - Entrance Hall, Lounge, Kitchen, Ground Floor Bathroom/WC and to the first floor Two Bedrooms. We understand that there is an adverse mining report that will be available in the auction pack to view. EPC E. Bidding through the iamsold.co.uk website.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

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Approached via the driveway with a part glazed UPVC front door opening into:-

ENTRANCE HALL

A larger than usual entrance hall with stairs rising to the first floor with storage cupboard below, radiator and doors to:-

LOUNGE

12'5" x 11'9" (3.78m x 3.58m)

A good sized reception room with a feature fireplace (not currently in use) with recesses to both sides and double glazed UPVC sash type window to the front

KITCHEN

12'10" x 6'8" (3.91m x 2.03m)

A modern kitchen comprising of a range of eye level and base units with work surface over and tiled splashbacks, inset gas hob, built in single electric oven, inset stainless steel sink with side drainer, space for a washing machine, space for an upright fridge freezer, wall mounted gas combi boiler, door to the rear garden, door to the bathroom/wk. and a double glazed window to the rear.

BATHROOM/WC

A modern white suite consisting of a panel bath with electric shower over, close coupled WC and a pedestal mounted wash hand basin, chrome ladder type radiator, extractor and a double glazed window to the rear.

FIRST FLOOR

LANDING

There are doors to both bedrooms, a double glazed window to the rear and a loft access hatch.

BEDROOM ONE

12'5" x 8'8" (3.78m x 2.64m)

A good sized double bedroom with a built in wardrobe cupboard, radiator and a double glazed UPVC sash type window to the front.

BEDROOM TWO

9'0" x 8'8" (2.74m x 2.64m)

A useful sized second bedroom with a radiator and a UPVC double glazed sash type window to the front.

OUTSIDE

FRONT GARDEN

The front garden is mostly brick paved to provide off road parking but there is some tree and shrub planting.

REAR GARDEN

A terraced rear garden with pond, seating area, lawned area and a timber garden building with electricity connected.

There are tree and shrub borders and the garden is bounded by wailing, fencing and hedging.

OFF ROAD PARKING

There is off road parking to the front of the property for one vehicle.

ENERGY EFFICIENCY RATING

This property has been rated as E (39) with a potential rating of B (86). It should be noted that this rating was prior to the installation of the gas central heating and the UPVC windows to the front.

AGENTS NOTE

This property has been rated as Band A for Council Tax. Mains Water, Drainage, Electricity & Gas are all connected to the property. We understand that there is an adverse mining report which will be available to view in the auction pack

AUCTION NOTES

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.