66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER
Sales & Lettings



Crandale, 1 Gilly Fields

Redruth, TR15 2TF

Auction Guide £125,000

3 1 2 D

For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Wednesday 2nd December at 12.00 midday. Auction Guide Price £125,000. CASH PURCHASE ONLY. Please contact the office to arrange a viewing.







A detached three bedroom chalet-style bungalow now for modernisation being located in a popular residential area. The property, which suffers from a mining issue (please refer to report in legal documents section), now represents an excellent opportunity for investors, developers and owner occupiers alike, is likely to attract considerable interest.

ACCOMMODATION

Ground floor: hallway, living room, dining room, bedroom 3, kitchen, utility room, cloakroom/WC.

First floor: landing, two bedrooms, family bathroom.

OUTSIDE

Good sized mature gardens and grounds. Garage and driveway.

TENURE
Freehold with vacant possession.

EPC
Rating: D.

WHAT3WORDS
///approach.asked.punchy

MOBILE & BROADBAND COVERAGE
Broadband: Ultrafast available
Mobile: Good outside, variable indoor.
Source: ofcom.org.uk

VIEWINGS
Block viewings available. Please call us on 01395 247000 to arrange.

IMPORTANT INFORMATION
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

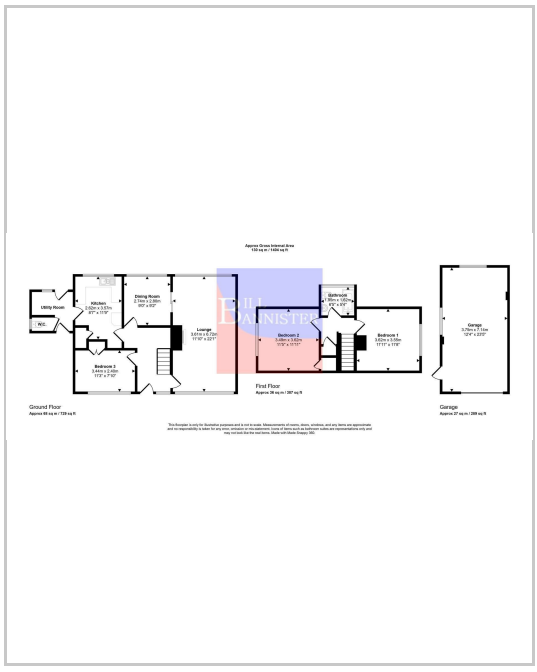
PRICE INFORMATION
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEERS NOTES
Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.
Please note the Mining Investigation report in the documents area, in addition to the legal pack.

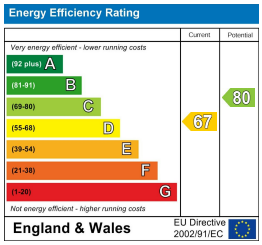
Area Map

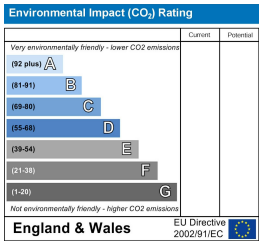


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.