



27 Green Lane, DN6 7NG

£85,000 ByAuction

Tenure Freehold

- Fully Re-wired
- New Boiler
- New Bathroom
- Enclosed rear garden
- Off Road Parking
- Great Investment Opportunity
- Attractive Yields
- New Double Glazing Throughout

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £85,000 plus Reservation Fee.

An investors dream, this spacious three bedroom semi-detached property needs only minimal further renovation and has already had a full re-wire, new boiler, full new double glazing a new bathroom and redecoration throughout. Situated in a popular residential area that commands competitive rental prices this property would make the idea addition to any landlords portfolio but equally presents a fantastic opportunity for re-sale. The motivated seller has much improved this property and it is of course offered with no onward chain and vacant possession. The property is actually grade II listed hence the design of the new windows but this should not affect any other required works in the property going forward. Call Welcome Homes to arrange a viewing.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be 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 buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A)	
(81-91) B	81
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC