



Kelsall Close, Oxton Prenton CH43 2LD

welcome to

Kelsall Close, Oxton Prenton

A three-bedroom semi-detached house that has had only one owner since new and has been a happy family home. This is the possibility to secure a house that has been much loved and modernise it to create your new family home.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double-glazed door to the side and double-glazed windows to the front and side.

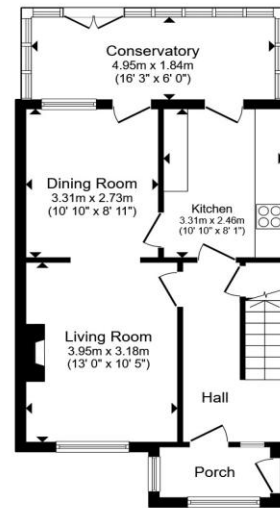
Entrance Hall

Double-glazed door to the front, gas heater and storage under stairs.

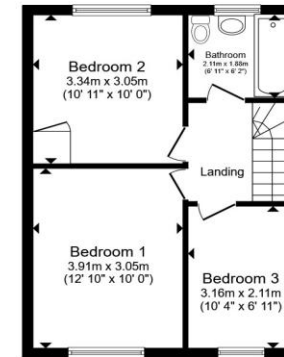
Lounge

13' x 10' 5" (3.96m x 3.17m)

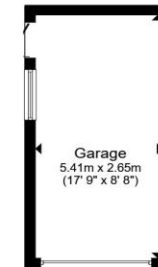
Double-glazed window to the front and gas fire.



Ground Floor



First Floor



Garage

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

Double-glazed patio doors and double-glazed window to the rear.

Kitchen

10' 10" x 8' 1" (3.30m x 2.46m)

Fitted kitchen with wall and base cupboards, sink and drainer unit and work surfaces.

Conservatory

16' 3" x 6' (4.95m x 1.83m)

With double-glazed windows to the front and rear and double-glazed door to the side.

First Floor Landing

Double-glazed window to the side, gas heater and loft access.

Bedroom One

12' 10" x 10' (3.91m x 3.05m)

Double-glazed window to the front.

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)

Double-glazed window to the rear and airing cupboard.

Bedroom Three

10' 4" x 6' 11" (3.15m x 2.11m)

Double-glazed window to the front.

Bathroom

Comprising bath, wash hand basin and WC. Double-glazed window to the rear.

Outside Rear Garden

Rear garden with stone borders, trees and mature plants and foliage.

Garage

17' 9" x 8' 8" (5.41m x 2.64m)

With up and over door and single-glazed window to the side.



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Kelsall Close, Oxton Prenton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached House
- Quiet cul-de-sac location

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116026



Property Ref:
PTN116026 - 0011

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