



Granville Drive Forest Hall

- Semi Detached
- Two Bedrooms
- Double Driveway
- Immaculate Condition
- Extended Kitchen

Auction Guide: £145,000+



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ROOK
MATTHEWS
SAYER

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Granville Drive

Forest hall

FOR SALE BY AUCTION: 30TH MAY 2024, OPTION 2, TERMS AND CONDITIONS APPLY.

THIS TWO BEDROOM SEMI DETACHED HOME ON GRANVILLE DRIVE. THIS PROPERTY BOASTS SPACIOUS OPEN PLAN LIVING, MODERN DECOR AND STYLING THROUGHOUT AND A DOUBLE DRIVEWAY FOR OFF STREET PARKING. THERE IS ALSO A PRIVATE WEST FACING GARDEN TO THE REAR.

BRIEFLY COMPRISING OF ENTRANCE LOBBY WITH STAIRS LEADING TO THE FIRST FLOOR AND ACCESS INTO THE MAIN LIVING SPACE. THE OPEN PLAN LIVING DINING AREA IS FLOODED WITH NATURAL DAYLIGHT WITH WINDOW TO THE FRONT AND GLAZED FRENCH DOORS TO THE BACK AND BOASTS MODERN AND STYLISH DECO, AMPLE SPACE FOR FURNISHINGS AND ACCESS TO THE KITCHEN FROM THE DINING AREA. THE EXTENDED KITCHEN HAS A FULL RANGE OF FITTED WALL AND BASE UNITS, FITTINGS FOR APPLIANCES AND LARGE PANTRY CUPBOARD, THERE IS ALSO ANOTHER SET OF FRENCH DOORS OUT TO THE GARDEN.

THE FIRST FLOOR FINDS THE PRIMARY BEDROOM TO THE FRONT WITH A FULL WALL OF FITTED WARDROBES AS WELL AS STORAGE CUPBOARD. THERE IS A SECOND DOUBLE BEDROOM TO THE REAR WHICH ALSO HAS FITTED WARDROBES AND THE REFURBISHED BATHROOM THAT COMPLETES THIS GREAT HOME.

EXTERNALLY THIS PROPERTY BOASTS AMPLE OFF-STREET PARKING TO THE FRONT ON THE NEWLY LAID DRIVEWAY. THE PRIVATE GARDEN TO THE REAR HAS A LARGE LAWN AREA AND PATIO, IDEAL FOR ALFRESCO ENTERTAINING.

CONTACT ROOK MATTHEWS SAYER TODAY FOR A VIEWING.

LIVING ROOM: 15'07" X 11'02" - 4.75M X 3.40M

DINING ROOM: 7'06" X 12'10" - 2.29M X 3.91M

KITCHEN: 16'08" X 8'08" - 5.08M X 2.64M

BEDROOM ONE: 9'09" X 13'03" - 2.97M X 4.04M

BEDROOM TWO: 8'09" X 10'00" - 2.67M X 3.05M

BATHROOM: 5'07" X 6'07" - 1.70M X 2.00M

COUNCIL TAX BAND: A

EPC RATING: D

EACH AUCTION PROPERTY IS OFFERED AT A GUIDE PRICE AND IS ALSO SUBJECT TO A RESERVE PRICE. THE GUIDE PRICE IS THE LEVEL WHERE THE BIDDING WILL COMMENCE. THE RESERVE PRICE IS THE SELLER'S MINIMUM ACCEPTABLE PRICE AT AUCTION AND THE FIGURE BELOW WHICH THE AUCTIONEER CANNOT SELL. THE RESERVE PRICE, WHICH MAY BE UP TO 10% HIGHER THAN THE GUIDE PRICE, IS NOT DISCLOSED AND REMAINS CONFIDENTIAL BETWEEN THE SELLER AND THE AUCTIONEER. BOTH THE GUIDE PRICE AND THE RESERVE PRICE CAN BE SUBJECT TO CHANGE UP TO AND INCLUDING THE DAY OF THE AUCTION. THE SUCCESSFUL BUYER PAYS A £2000+VAT (TOTAL £2400) AUCTION ADMINISTRATION FEE.

JOINT AGENTS: THE AGENTS PROPERTY AUCTION LTD. TEL 01661 831360

TERMS AND CONDITIONS APPLY SEE WWW.AGENTSPROPERTYAUCTION.COM

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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