

# 7 HIGH STREET

Guide price: £100,000



“A charming cottage with bags of potential”

Leintwardine, Herefordshire

This quirky, characterful, end-terrace cottage is unique and occupies a prime location in Leintwardine - one of Herefordshire's most desirable villages. Renovation is required, allowing new owners to breathe fresh life into the property: be that as a terrific starter home, holiday home or investment property.

- No onward chain
- Great for First Time Buyers
- Renovation required
- Located in the heart of a popular village
- Plenty of character
- For sale via Modern Auction Method



**For Sale Via Modern Auction** - The property is set over two floors and displays plenty of character throughout, such as exposed wall timbers, overhead beams as well as lofty ceilings on the first floor. On the ground floor, the front door leads directly into the sitting room, a cosy space featuring a wood burning stove set into a pretty timber fireplace. The kitchen sits to the rear of the main living room and has units and space for appliances. The first floor has two bedrooms and a bathroom; the master bedroom spans the full width of the property and benefits from plenty of character, with exposed timbers, a quirky brick fire-breast and an ornamental brick niche high up on the gable wall.

This property presents a superb opportunity either to create a beautiful home in which a buyer can get their foot on the property ladder in this beautiful village or redevelop with a longer term plan in mind.

**Area:** Leintwardine is a popular village with good amenities including a service station, village stores, butcher, medical centre, church, primary school, village hall and, not least, two public houses: both with their own annual festivals. The village is also home to Fiddler's Elbow Fish and Chip Shop: consistently voted one of the top 50 chippies in the country! A weekly post office service and bus services are also available. The historic town of Ludlow is just a few minutes away.

**Note:** There is no outdoor space with this property. On street parking only, but readily available.

**At a glance:**

- Bedrooms: 2
- Tenure: Freehold
- Council Tax Band: B
- Heating: Central heating, electric; Immersion hot water
- Services: Mains water, electricity and drainage
- Covenants: Right of access for maintenance
- Broadband: Yes

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.





### **Sale By Modern Auction Method - 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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 subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements:**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.