



Seggs Lane, Alcester

2 bedroom cottage for sale

Guide Price £200,000 Freehold

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

Offered for sale with no upward chain, this charming two-bedroom end-terrace cottage is ideally positioned within a short walk of the historic market town of Alcester. Believed to date back around 200 years in parts, the property is full of character and period charm, boasting features including exposed wall and ceiling timbers, quarry tiled flooring, timber wall panelling and exposed brickwork.

The ground floor comprises a welcoming lounge featuring an attractive brick chimney breast with inset multi-fuel log burner, a fitted kitchen and useful rear porch/utility area. To the first floor are two bedrooms and a generously sized bathroom.

Outside, the property benefits from a charming enclosed courtyard-style garden, providing a private and low-maintenance outdoor space.

With its wealth of period features, convenient location close to Alcester town centre and the added benefit of no upward chain, this delightful cottage offers an excellent opportunity for first-time buyers, downsizers or those seeking a characterful home in a highly desirable location. Early viewing is highly recommended.



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Tenure

Freehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO ₂ emissions (92-)		
A			A		
(81-91)			B		
B			B	88	
(69-80)			C		
C			C		
(55-68)			D		
D			D		
(39-54)			E		
E			E		
(21-38)			F		
F			F		
(1-20)			G		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Viewing by appointment only
 Courtney Downing Estates Ltd - Head Office
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
 Telford, Shropshire TF2 9FT
 Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website: