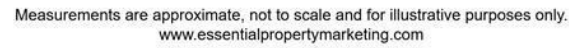


Total Floor Area: 186.6 m² ... 2008 ft²



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	74	44	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		



**** PLEASE NOTE THIS PROPERTY IS BEING SOLD VIA THE MODERN METHOD OF AUCTION SEE AUCTIONEERS COMMENTS ON BROCHURE FOR T'S & C's ***



naea | propertymark
PROTECTED

AGENTS NOTE RE AUCTIONIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COMMUNAL ENTRANCE

Part glazed door leading into communal lobby.
Personal door leading into

*** 98 (Ground Floor)**

PRIVATE ENTRANCE TO GROUND FLOOR

Part glazed wood door with glazed window to side, leading into

ENTRANCE HALL

CELLAR

Divided into two sections.
15'8 x 11'7
15'8 x 13'2

LOUNGE 15'8 x 13'5

Double aspect with windows to front and side, coved ceiling, feature fireplace, two double radiators, wood effect flooring.

KITCHEN / BREAKFAST ROOM 15'9 x 12'0

Glazed window to front, range of wall and base units with tiled worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, single oven with hob and cooker hood over, radiator, wood effect flooring.

BEDROOM ONE 12'2 x 11'5

Glazed window to front, coved ceiling, built-in cupboard, feature fireplace, radiator.

EN-SUITE SHOWER ROOM/WC

Opaque window to front, fully tiled walk-in shower, pedestal wash hand basin, low level WC, storage cupboard, radiator, part tiled walls, laminate wood flooring.

OUTSIDE

GARDEN

Mainly laid to lawn.

*** 98A (First Floor)**

COMMUNAL ENTRANCE

Personal door leading to

STAIRS TO FIRST FLOOR

Fitted carpet.

SPLIT LANDING

Stairs to bedrooms, radiator.

Stairs to lounge, kitchen, shower room, WC.

WC

Opaque window to rear, low level WC.

LOUNGE 12'2 x 11'6

Glazed window to front, feature fireplace, built-in wardrobe, radiator, laminate effect flooring.
Archway leading into



KITCHEN 11'5 x 8'6

Glazed window to front, range of wall, base and drawer units with worksurfaces over, stainless steel single bowl sink unit with mixer tap, single oven, electric hob with cooker hood over, space for washing machine, 'Worcester' boiler (not tested by Charles Eden), radiator, feature fireplace, wood effect flooring.



BEDROOM ONE 16'5 x 13'10

Double aspect. Glazed windows to front and side, feature fireplace, fitted carpet.



BEDROOM TWO 12'6 x 12'2

Glazed window to front, coved ceiling, built-in cupboard, feature fireplace, radiator, fitted carpet.

SHOWER ROOM

Opaque glazed window to side, fully tiled walk-in shower cubicle, pedestal wash hand sink, radiator, vinyl flooring.



OUTSIDE

PARKING

For 2 Cars.

EPC FOR 98 & 98A

EPC RATING E

Ground and first floor.

COUNCIL TAX C

Ground and first floor.



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**98/98A Avenue Road
Beckenham
BR3 4SA**

**www.charleseden.co.uk
71 High Street, Beckenham, Kent, BR3 1AW**

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