

williams estates



**43 Love Lane, Denbigh, Denbighshire,
LL16 3LT**

£75,000

 2  1  2  E

EPC - E47

Council Tax Band - B

Tenure - Freehold

Love Lane, Denbigh

2 Bedrooms - House - Terraced

****Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.**** - A mid-terraced property, located near Denbigh Castle with stunning views, in a prominent position within Denbigh Town being walking distance to local shops, schools, bus routes and leisure facilities. The property briefly comprises of two bedrooms, two reception rooms, bathroom and kitchen. Further benefits are having a large rear garden with lifetime planning for either two house or one detached house. Viewing highly recommended. NO ONWARD CHAIN. EPC Rating E47.

I am Sold link - <https://www.iamsold.co.uk/property/e5a4f3def7814fc19431a79f456f6bc6/>

Auction

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 buyers solicitor (for standard Grade 1 properties). This additional time allows 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. 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.

Accommodation

Double glazed timber door giving access into

Entrance Hall

With under stairs storage cupboard and lighting

Living Room

9'8" x 11'11"

Timber double glazed window to the front, power points, radiator, lighting and a feature fireplace

Dining Room

10'8" x 12'0"

Having a timber double glazed window to the front, original stone fireplace, power points, radiator and lighting

Kitchen

5'11" x 10'1"

Comprising of wall drawer and base units, electric hob with extractor hood over, built in oven, two double glazed velux windows, single drainer sink with mixer taps, partially tiled walls and tiled flooring, vokera boiler, radiator, power points, lighting, timber double glazed door giving access to the rear garden

Bedroom One

9'9" x 12'10"

Having timber double glazed window to the front, radiator, power points and lighting

Bedroom Two

12'10" x 8'6"

Having timber double glazed window to the front, two built in storage cupboards, loft access hatch, radiator, lighting and power points

Bathroom

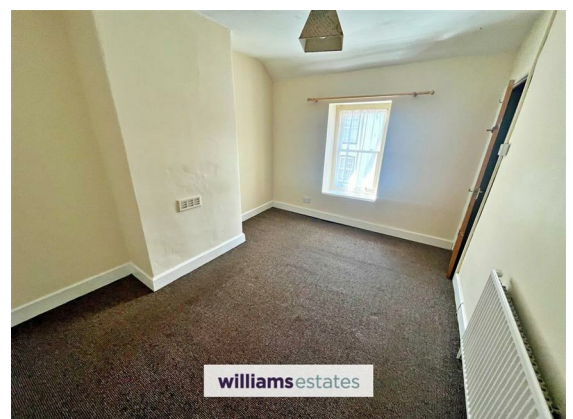
3'8" x 8'10"

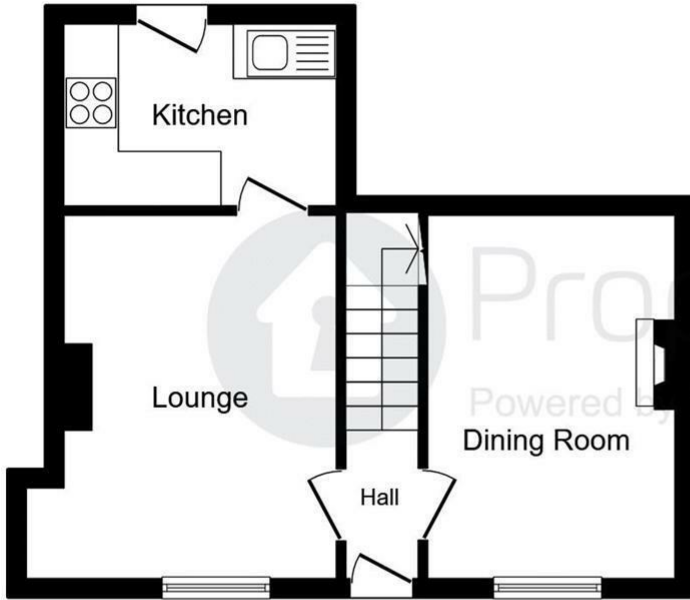
Comprising of a low flush WC, hand wash basin with mixer taps, walk in shower with electric wall mounted shower head, timber obscure double glazed window to the rear and a built in storage cupboard

Outside

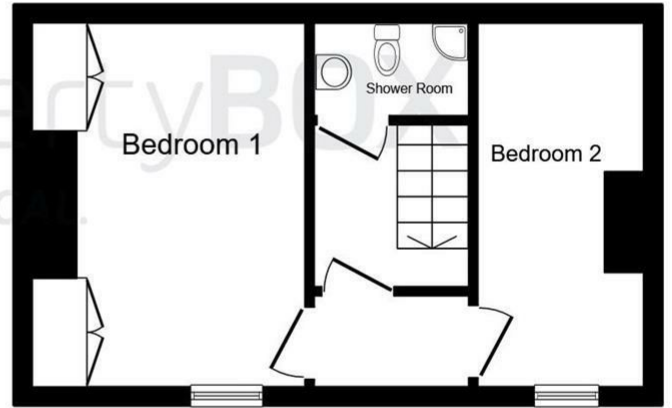
To the front it is mainly paved with a stone gravelled area which is bounded by a stone wall and steel fencing.

To the rear garden which has an outbuilding which offers storage space. Also a spacious rear garden with lifetime planning for two house or one detached house and benefiting from gated access big enough for machines and having stunning views.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

Denbigh@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.