

**AP MORGAN**



**Railway Terrace, Terrace Road, Pinvin**  
Offers in excess of £170,000



**Features:**

- \*\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*\*
- A well-presented mid-terrace property
- Three well-proportioned bedrooms
- Spacious lounge and fitted kitchen/dining room
- Family bathroom and downstairs WC
- Well-kept front and rear gardens
- Well situated in Pinvin, Pershore

**Description:**

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*\*

A well-presented mid-terrace property, offering three bedrooms and a generous living space. This property is well situated in Pinvin, Pershore.

To the front of the property is a path leading to the front door, a mature front garden and shared alley access to the rear of the property.

The ground floor accommodation briefly comprises an entrance porch, spacious lounge, with a feature fireplace and bay window, the fitted kitchen/dining room and a ground floor WC.

The first-floor landing establishes two double bedrooms, bedroom three, with an integrated cupboard, the family providing a bath, separate walk-in shower, WC and washbasin. The second floor is home to the sizeable main bedroom, featuring fitted cupboards, bay window and skylight.

Externally the property offers a generously sized rear garden, with a decking, perfect for garden furniture and entertaining, a well-kept lawn, mature shrubbery and a shed, with fenced borders.

Located in Pinvin, the property is just a short drive from the centre of Pershore with independent shops, pubs and restaurants, a leisure centre and the Number 8 community arts centre. Pinvin has excellent transport connections with easy access to the motorway, Pershore train station and Worcestershire Parkway station. Pinvin itself has a preschool

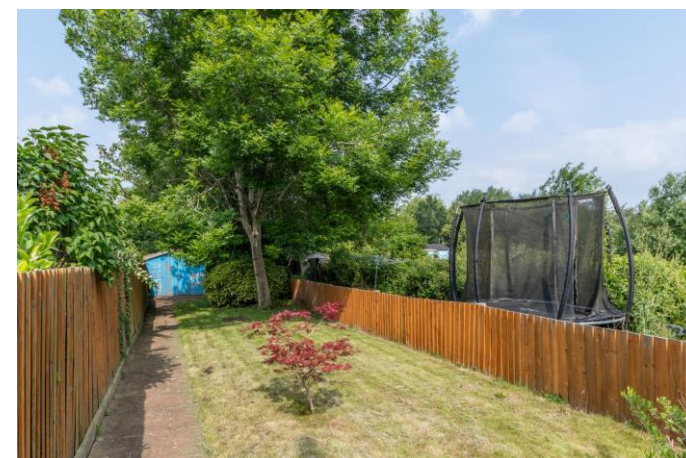




and a junior school, the beautiful St Nicholas Church, playing field and a public house.

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. 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. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £300.00 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.

#### Details:



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

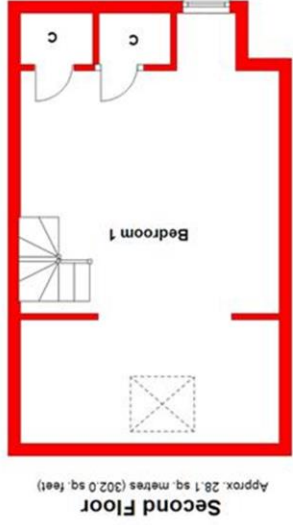
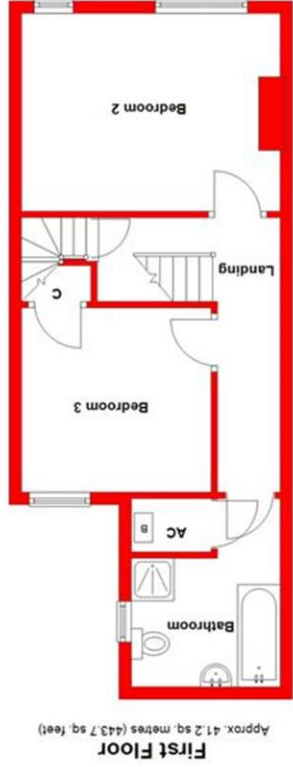
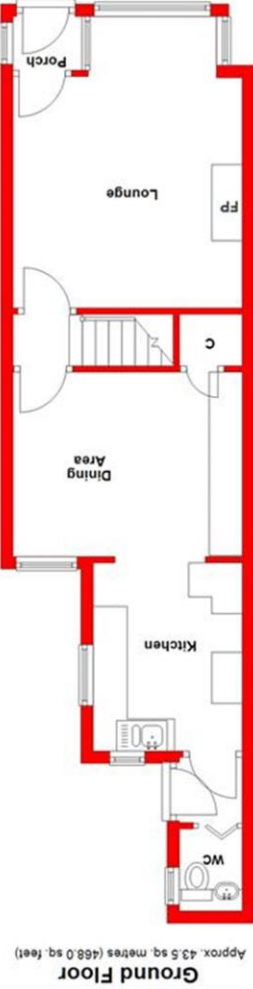
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

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