

4 WEEK COMPLETION



SITUATION

Located just a few yards from the varied shopping facilities in High Street which includes such multiple retailers as **Waitrose, Tesco Express, Boots, Pizza Hut, Prezzo, Ask, Costa Coffee** and **Pizza Express** and being approx. 1 mile north of the pedestrianised Town Centre. Stevenage is an affluent town which lies some 15 miles east of Luton and 31 miles north of central London via the A1(M).

PROPERTY

A modern detached **1 Bed House** arranged on ground and first floors benefitting from uPVC double glazing.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	15'9"	x	19'11"
Kitchen	12'2"	x	7'2"
Separate WC			

First Floor

Bedroom	15'9"	x	19'11"
Bathroom/WC	12'2"	x	7'2"

Total GIA Approx 800 sq ft

Vacant 1 Bed House

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



JOINT AUCTIONEERS
Brasier Freeth LLP, Wentworth Lodge, Great North Road,
Welwyn Garden City, Hertfordshire AL8 7SR
Tel: 01707 392 080 Ref: S. Scarisbrick Esq

VENDOR'S SOLICITORS
Birketts LLP – Tel: 01245 211 211
Ref: T. Ford Esq – Email: terry-ford@birketts.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts