



11 Grenfell Road, St James, Hereford, HR1 2QR



Sunderlands
Residential Rural Commercial



**11 Grenfell Road
St James
Hereford
HR1 2QR**

**For Sale by Online Auction on
Friday 29th July 2022 opening at
9 am and closing at 4pm**

Summary of features

- In need of complete renovation
- Semi detached house
- Popular central location
- Ideal for builders

**Online Auction Guide:
£80,000 - £100,000**

Situation:

St James is a popular mature residential area of the City convenient to Hereford facilities including shopping, restaurants, pubs, leisure and educational facilities. The Castle Green and the old historic quarter of the City is just around the corner and also some lovely walks across the Victoria Bridge over the River Wye and along its banks.

Description:

A semi-detached Victorian house which we understand was built in the late 1800s which has been gutted by fire.

The property now offers an opportunity for Buyers looking for a project with the walls still in place but the roof and internal fittings unfortunately completely destroyed by the fire.

The original accommodation comprised hall; lounge; dining room; kitchen; and to the first floor two double bedrooms and bathroom. To the outside a side passageway leads to a courtyard garden and outside WC.

Ideal for builders or buyers wanting a project.

Services:

Mains water, electricity and drainage.

Tenure:

Freehold.

Mode of Sale:

Online Auction: The property is to be offered **For Sale by Online Auction**. The Auction will open from **9.00 am – 4.00 pm on Friday 29th July 2022** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

Contract:

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents online webpage
<http://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendors Solicitors: Hannah Dudley, Gabbs Solicitors, 14 Broad Street, Hereford HR4 9AP Tel :01432 353481 Email: hdudley@gabbs.biz

Purchasers will be deemed to have bid on the basis of the contract and such conditions whether or not they have inspected them.

Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

Auction Guide / Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

Agents Fees:

The successful Purchaser(s) will be required to reimburse the Vendor's costs as outlined in the Special Conditions (clause 10)

Viewing:

The property is in such a dilapidated state we are unable to safely carry out viewings so **Buyers will have to view from the outside and at their own risk.**



Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Agents Note 2:

The property is sold as seen and any clearing of the property will be the responsibility of the buyer.

Vendor's Solicitors:

Hannah Dudley
Gabbs Solicitors
14 Broad Street
Hereford
HR4 9AP
Tel: 01432 353481
Email: hereford@gabbs.biz

Directions:

From our offices proceed along St Owen Street passing the Town Hall on the right hand side until eventually reaching the traffic lights opposite The Barrels Public House. Continue straight over into St Owen Street passing the fire station on the left hand side and then take the right turn into Grenfell Road. Proceed along Grenfell Road where the property will be seen on the right hand side

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Sunderlands

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