



the voice of experience

Guide Price

£120,000



13 Pauls Place, , Dover CT16 2LD

- **AUCTION PROPERTY - CONTACT CLIVE EMSON AUCTION HOUSE**
- **GUIDE PRICE £120,000 + FEES**
- **TWO BEDROOM END OF TERRACE HOUSE**
- **TO BE SOLD WITH TENANT IN SITU PAYING £7,800 PA**
- **ENE|RGY RATING - TBC**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**

AUCTION PROPERTY GUIDE PRICE £120,000
+ FEES.

*** CONTACT CLIVE EMSON AUCTIONEERS
FOR ALL QUERIES www.cliveemson.co.uk ***

FREEHOLD TWO BEDROOM END-TERRACE
HOUSE FOR INVESTMENT

CURRENTLY LET AT £7,800 PER ANNUM

A two-bedroom end-terrace house situated in a
no-through road off Bridge Street on the level
areas of Dover, close to the town centre,
supermarkets and local schools.

The property has a gas heating system via
radiators and some double glazed windows. It is
offered subject to an existing Assured Shorthold
Tenancy Agreement.

Ground Floor
Living room/dining room, kitchen.

First Floor
Landing, two bedrooms and bathroom/W.C.

Outside
Rear courtyard garden.

Council Tax Band B
Tenancy
Let on an Assured Shorthold Tenancy at a
current rental of £650 per calendar month.

Auctioneer's Note
Prospective purchasers are requested not to
contact the occupants directly.

Viewing
External only.

PLEASE CONTACT CLIVE EMSON AUCTION
HOUSE FOR VIEWING DETAILS, LEGAL
INFORMATION AND FEES



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