



**44 Hertford Street, Blackburn, BB2 4EX**

**Auction Guide £75,000**

# 44 Hertford Street, Blackburn BB2 4EX

The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is plenty of space for relaxation and rest. The single bathroom, while functional, provides a blank canvas for those wishing to modernise and personalise the space to their taste.

It is important to note that the property requires refurbishment, making it an ideal project for buyers with a vision. This aspect not only allows for the creation of a bespoke living environment but also enhances the potential for value appreciation in the future.

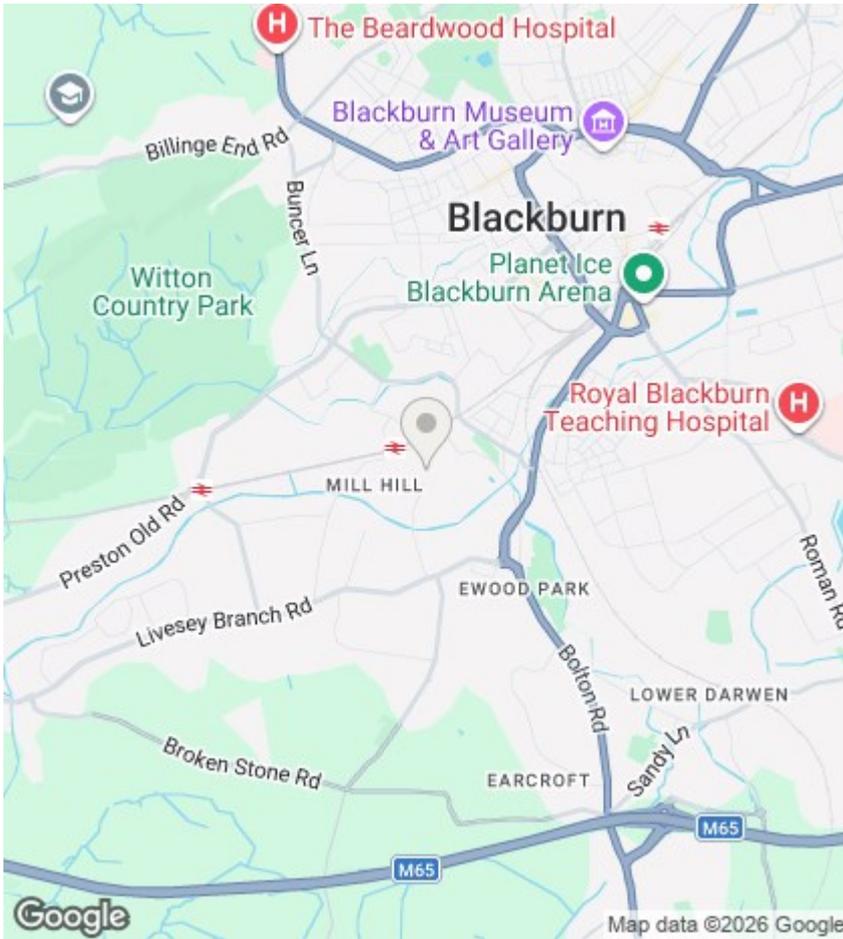
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT.



Council Tax Band: A







### Directions

### Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

