

WISBEY GOODSSELL
CHARTERED SURVEYORS

Wisbey Goodsell & Partners
Independent Surveyors, Valuers & Property Consultants

**RESIDENTIAL INVESTMENTS FOR SALE
BY INFORMAL TENDER**

Jointly producing an annual rental income of just under £11,500

3 AND 4 HOME CLOSE
COTTERED
HERTS SG9 9QW
(AS A WHOLE OR AS TWO SEPARATE LOTS)



OFFER DATE 12 NOON FRIDAY 24 SEPTEMBER 2010

The School House, 6 Church Street, Ware, Herts SG12 9EG. Tel: 01920 487486. Fax: 01920 487476
website: www.wisbeygoodsell.co.uk

Partners: P K C Wisbey FRICS IRRV, I C Davies BSc(Hons) DipSurvBS MRICS
Consultant: M J Goodsell FRICS IRRV



DESCRIPTION

A pair of Grade II Listed thatched cottages.

LOCATION

Cottered is a small village location on the A507 between Buntingford and Baldock.

The houses are part of an attractive terrace which is set back from the road and forms part of an historic streetscape in the centre of the village.

ACCOMMODATION

3 HOME CLOSE (Inner Terrace)

First Floor

Four bedrooms

Ground Floor

Kitchen

Two living rooms

Bathroom/WC

Outside

No parking

Good size rear garden

Approximate Gross Internal Area

102 square metres (1,097 square feet)

4 HOME CLOSE (End of Terrace)

First Floor

Three bedrooms

Bathroom/WC

Ground Floor

Kitchen

Two living rooms

Outside

Large rear and side gardens

Driveway with off-street parking area

Gross Internal Area

85 square metres (918 square feet)

TENURE AND TENANCIES

No 3	Mrs J Kiernan and Mr S Kiernan (mother and son)	We are advised that the tenants occupy under a Regulated Tenancy, that the current passing rent is £5,730* per annum (paid monthly) and that the tenants are liable for keeping the internal parts of the house in tenantable repair. Tenants pay insurance costs (reserved as further rent).
No 4	Mr J W Baird and Mrs J Baird (husband and wife)	Also believed to occupy under a Regulated Tenancy on similar terms to No 3. The passing rent is £5,762* per annum.

* Rents were believed last subject to review on 9 February 2010.

METHOD OF SALE

The freehold titles to both properties, subject to the existing tenancies, are to be offered for sale by informal tender on an unconditional basis, subject to contract only.

Offers should be submitted in writing to Wisbey Goodsell, 6 Church Street, Ware, Herts SG12 9EG by 12 noon on Friday 24 September 2010.

1. The vendors do not undertake to accept the highest or any offer. The property is offered for sale SUBJECT TO CONTRACT.
2. Prospective purchasers should provide an indication of their financial status eg. cash buyer or buyer requiring lending (please state amount of borrowing required).
3. It is expected that purchasers requiring a survey will have obtained a report prior to the offer date. If not, please state if the offer is subject to survey.
4. Any offer should be made in pounds sterling. Bids made relative to the level of other offers will be disregarded.

VAT

VAT is not chargeable.

LOCAL AUTHORITY

The Local Authority is East Hertfordshire District Council, Council Offices, The Causeway, Bishops Stortford, Herts CM23 2EN (Tel: 01279 655261).

VIEWINGS

Contact Wisbey Goodsell and Partners. Please do not approach the occupiers direct.

AGENT

Wisbey Goodsell and Partners, The School House, 6 Church Street, Ware, Herts SG12 9EG.

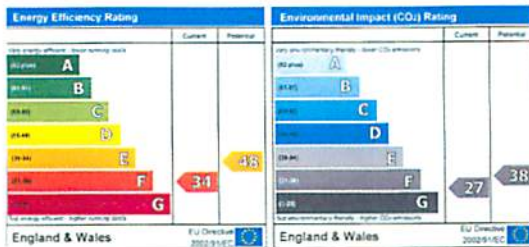


Rear of 3 Home Close

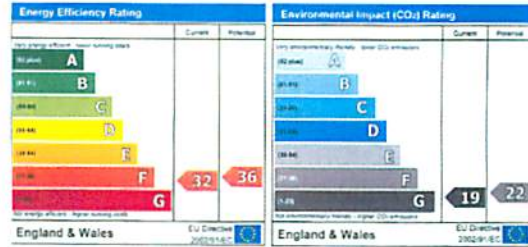


Rear of 4 Home Close

3 Home Close



4 Home Close



Wisbey Goodsell and Partners, Chartered Surveyors. Conditions under which particulars are used: Wisbey Goodsell and Partners for themselves (and their Joint Agents, where applicable) and for the Vendors or Lessors of the property whose agents they are give notice that: (i) These particulars are given without responsibility and are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Wisbey Goodsell and Partners cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of Wisbey Goodsell and Partners (or Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) All prices quoted are exclusive of VAT which may be payable in addition; (v) Wisbey Goodsell and Partners will not be liable in negligence or otherwise, for any loss arising from the use of these particulars.