



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**3 BEDROOM TOWNHOUSE**

**17B ROSS STREET**

**BLOEMFONTEIN EXT 55**



# VENDITOR AUCTIONEERS

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## **Disclaimer:**

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, there is a dark gray chevron pointing downwards and to the right. In the top right, there is a red chevron pointing downwards and to the right. In the bottom right, there is a large, dark gray chevron pointing upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the image.

# LIGHTSTONE REPORT

# V VENDOR AUCTIONEERS

## LIGHTSTONE

### Property Details

#### SECTIONAL TITLE

**17B Ross Street, Bloemfontein Ext 55, Free State**

Sectional Title: SS ROSS-STRAAT 17 (23/2002)

Unit: 2

Suburb: Universitas

LEGAL

Sect 2 of plan 23/2002

known as "ROSS-STRAAT 17"

Situated at Erf 26771



Township: "BLOEMFONTEIN EXT 55"

Mun: "MANGAUNG METROPOLITAN MUNICIPALITY"







Province: "FREESTATE"

Coordinates: [-29.121944 26.17947](#)

[Google maps](#) | [Street View](#)



### Amenities

 <b>FILLING STATION</b> 1.44 km Unitas Motors 1.46 km Engen Gardenia Motors 2.11 km Total	 <b>BUS STATION</b> No bus stations in the proximity	 <b>HOSPITAL/CLINIC</b> 1.68 km Life Healthcare Pasteur Hospital 1.97 km Optima Ltd 2 km Elsabe Meyer Occupational Therapists
 <b>POLICE STATION</b> 3.16 km South African Police Service Park Road Police Station 3.79 km National Prosecuting Authority The Provincial Head Office Of Sa Police Service Free State	 <b>SHOPPING CENTRE</b> 0.45 km Universitas Shopping Centre 0.97 km Rolina Stores - Gardenia Park 1.01 km Mudd Square	 <b>EDUCATION</b> 0.28 km Kids Campus Pre-School 0.22 km Universitas Primère Skool 0.35 km Ied Sa



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

#### Property Details:

- 3 Bedroom Townhouse
- 2 Bathrooms
- Open plan kitchen / lounge
- Scullery
- Office
- Built in braai area
- Double garage
- Outside toilet
- Boma

Size: 228 m<sup>2</sup>

#### Location:

Located near major amenities and shops, the property offers convenience while maintaining a private, family-friendly atmosphere.

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**

**Any offers received will be submitted to the sellers for possible consideration**



# **TERMS AND CONDITIONS**

The logo features a large, stylized red letter 'V' with a smaller red triangle inside its upper right section.

# VENDITOR

## A U C T I O N E E R S

- 10% Deposit upon signing of the agreement.
- The Seller appears Not to be registered for VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16079LJ

Proof of payment: [leoniej@venditor.co.za](mailto:leoniej@venditor.co.za)





# VENDITOR

## AUCTIONEERS



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