



7 Allington Way, Chippenham, SN14 0JT

Price Guide £225,000

*** For Sale by online auction *** *** Pre Auction offers considered*** Located on the Western side of Chippenham, offering good access to both the town centre and the M4 motorway, a three bedroom terrace house. To the rear there is an enclosed garden and single garage. The property benefits from double glazing and gas central heating. NO ONWARDN CHAIN.

Entrance Hallway

Front door into hallway, radiator, stair case to first floor.

Living Room 18'0" x 10'0" (5.49m x 3.05m)



Double glazed window, radiator, fireplace, double glazed door to garden.



Kitchen / Diner 13'0" max x 10'0" (3.96m max x 3.05m)



Door to rear and garden, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, space for washing machine, inset electric hob, fitted oven, wall mounted gas boiler, door to outer lobby.

Outer Lobby

Door o front and door to cloakroom, radiator.

Cloakroom

Hand basin and W.C.

Landing

Double glazed window to rear.

Bedroom One 12'0" x 10'0" (3.66m x 3.05m)



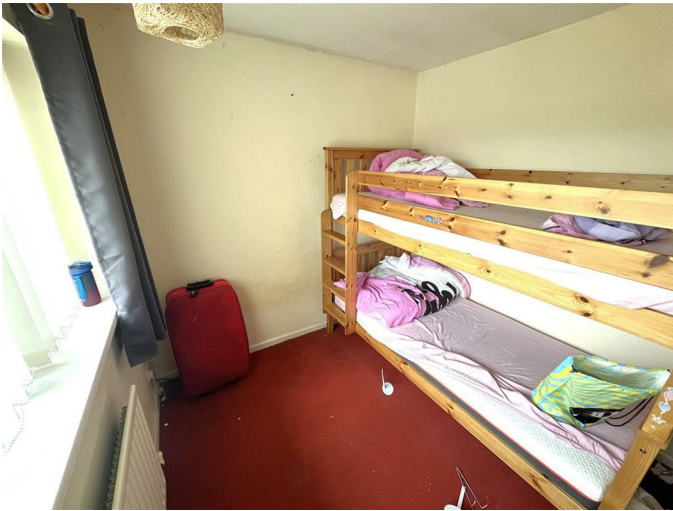
Double glazed window, fitted wardrobe, radiator.

Bedroom Two 10'10" x 9'0" (3.30m x 2.74m)



Double glazed window, radiator, built in wardrobe, access to loft.

Bedroom Three 8'0" x 7'11" (2.44m x 2.41m)



Double glazed window, built in wardrobe, radiator.

Bathroom

Tow double glazed windows, panelled bath, over bath shower, hand basin, W.C.

Front

To the front there is an area of garden.

Rear



To the rear there is an enclosed garden with lawn and patio, outside tap.

Garage

Garage.

Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise Band B

AGENTS NOTE

Modern T's & C's

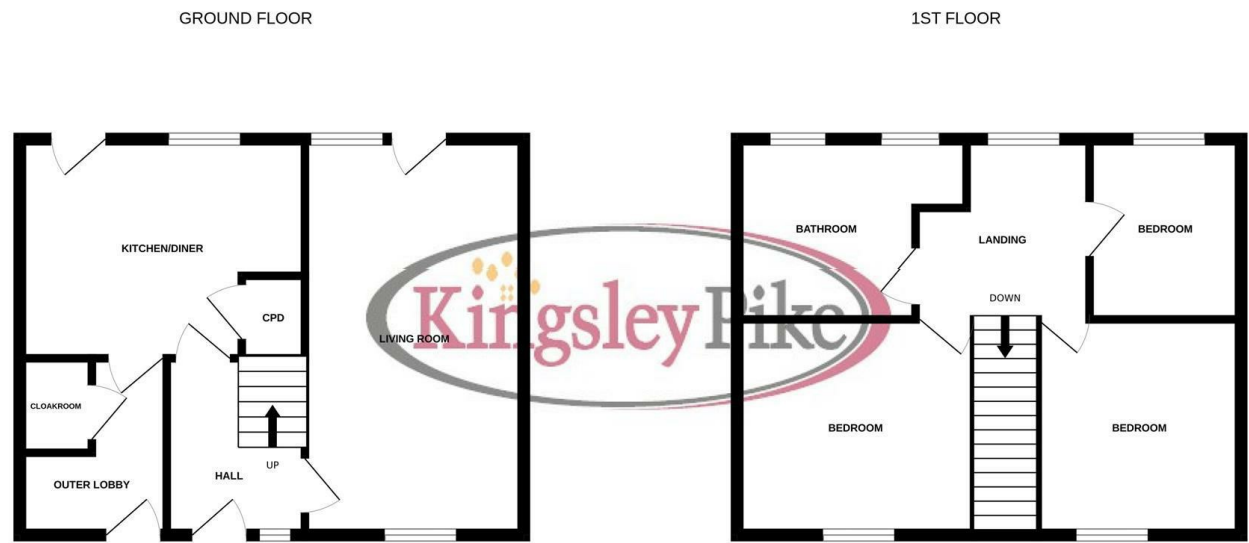
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as

part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

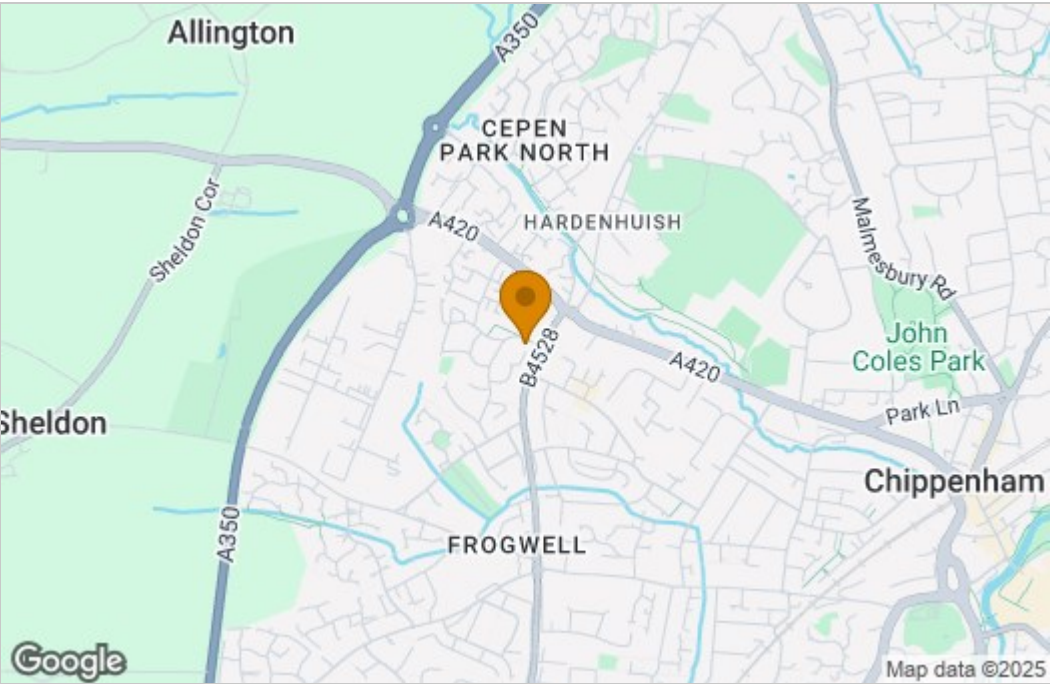
****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

Floor Plan

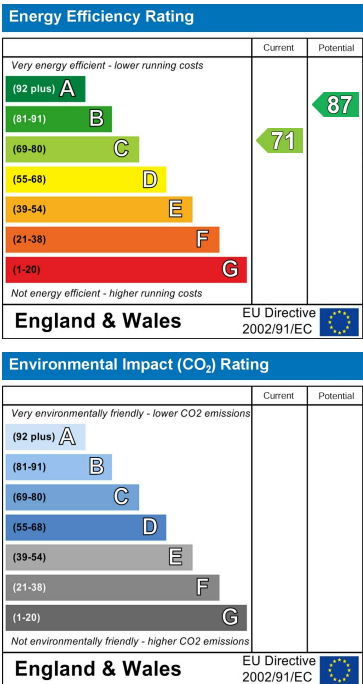


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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