

for sale

guide price **£240,000**



Thornbridge Avenue Swindon SN3 2BS

Offered with NO CHAIN is this beautifully extended & recently refurbished three bedroom, end of terrace family home in the popular Park South area of Swindon. Great location with the amenities of Greenbridge Retail Park with its shops, restaurants & entertainment on offer & good schools nearby.



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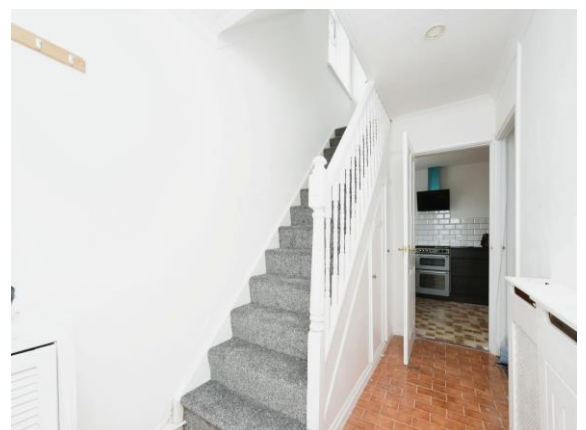
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor Accommodation

Entrance Hall

Double Glazed Front Door, access to lounge and kitchen

Lounge

11' 8" x 10' 8" (3.56m x 3.25m)

Double Glazed Bay Window to Front, Feature Fire Place, Radiator

Kitchen

19' 4" x 8' 5" (5.89m x 2.57m)

Double Glazed Window to Side, Range of Wall and Base Units with Worksurface Over, Inset Sink, Tiled Splashback, Space for Cooker with Fitted Extractor Fan Over, Space for Fridge / Freezer, Boiler, Radiator, Archway to Dining Room

Dining Room

11' 2" x 9' 8" (3.40m x 2.95m)

Archway from Kitchen, Double Glazed Patio Doors to Rear

Utility Room

7' 5" x 4' 3" (2.26m x 1.30m)

Double Glazed Window to Side

Shower Room

Obscured Window to Rear, WC, Pedestal Sink, Shower Enclosure, Radiator

First Floor Accommodation

Bedroom 1

13' 1" x 12' 1" (3.99m x 3.68m)

Double Glazed Window to Front, Built in Wardrobes, Storage Cupboard, Radiator

Bedroom 2

13' 1" x 8' 9" (3.99m x 2.67m)

Double Glazed Window to Rear

Bedroom 3

8' 2" x 8' 9" (2.49m x 2.67m)

Double Glazed Window to Front, Storage Cupboard

Bathroom

2 x Obscured Double Glazed Windows to Rear, WC, Pedestal Sink, Panel Bath with Shower and Screen Over, Tiled to water sensitive areas

Outside Space

Rear Garden

Mostly Laid to Patio with a Raised Lawn Area, Enclosed by Fence Panels

Parking

Driveway Parking to the Front of the property





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND102378 - 0018

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/SND102378



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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