

for sale

guide price **£150,000** Freehold



Courtenay Road SWINDON SN3 3DE

Introducing this three bedroom family home in the popular SN3 area of Swindon. In a great location for Greenbridge Retail Park, local schools, the hospital and Coate Water Country Park. The property itself does need renovating throughout. **OPEN HOUSE by appointment only!**

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- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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

Lounge / Dining Room 21' 1" x 9' 4" (6.43m x 2.84m)

Dual Aspect Windows to Front and Rear, Feature Fire Place

Kitchen 10' 6" x 8' 9" (3.20m x 2.67m)

Window to Rear, Base and Wall Units with Work Surface Over, Stainless Steel Single Sink, Space and Plumbing for Washing Machine

First Floor Accommodation

Bedroom 1 12' 3" x 10' 1" (3.73m x 3.07m)

Window to Front

Bedroom 2 10' 8" x 12' 3" (3.25m x 3.73m)

Window to Rear, Integrated Wardrobe

Bedroom 3 12' 5" x 7' 9" (3.78m x 2.36m)

Window to Front

Bathroom

Window to Rear, Wash Hand Basin, Panel Bath

Toilet

Window to Rear, WC

Outside

Front Garden

Path to Front Door and Old Service Door

Rear Garden

Enclosed by Fence Panels

Agents Note:

We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



To view this property please contact Connells on

T 01793 461757

E swindonoldtown@connells.co.uk

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

Tenure: Freehold

EPC Rating: D

Property Ref: SND102037 - 0007

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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