

for sale

guide price **£200,000**



Queens Drive Swindon SN3 1AY

Introducing this spacious, end-terraced three bedroom family home which is offered with **NO ONWARD CHAIN**. The property is in a great position, close to junction 15 of the M4 & the A419, the hospital & coate water park. The town centre & greenbridge retail park are easily accessible.



Queens Drive Swindon SN3 1AY

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Porch

Storm Porch with Sliding Doors and Internal uPVC Door.

Entrance Hall

Access to Lounge and Kitchen, Stairs up to First Floor with Under Stairs Cupboard. Tiled Floor, Radiator.

Lounge / Family / Dining Room

21' 9" Excluding Bay x 9' 10" (6.63m Excluding Bay x 3.00m)
Double Glazed Bay Window to Front, Double Glazed French Doors to Rear, Laminate Flooring Throughout, TV Point, Radiator.

Kitchen / Utility Area

14' 4" x 8' 11" (4.37m x 2.72m)
Double Glazed French Doors to Rear, Range of Wall and Basin Units with Work Surface Over, Tiled Splash Backs, One and Half Sink Bowl Stainless Steel Sink with Mixer Tap, Space for Range Style Oven, Space and Plumbing for Washing Machine, Boiler, Tiled Throughout, Spot Lights.

First Floor Accommodation

Bedroom 1

13' 3" x 11' 8" (4.04m x 3.56m)
Double Glazed Window to Front, Radiator

Bedroom 2

13' 3" x 9' (4.04m x 2.74m)
Double Glazed Window to Rear, Radiator

Bedroom 3

8' 9" x 8' 2" (2.67m x 2.49m)
Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Vanity Sink Unit, Panel Bath with Shower and Compact Screen Over, Chrome Heated Towel Rail

W/C

Double Glazed Window to Side, Toilet

Outside Space

Front Garden

Mostly Laid to Lawn with Path To Porch and Side Access Entrance

Rear Garden

Low Maintenance Rear Garden, Mostly Laid to Patio with Small Lawn Area, Side Access to Front, Access by Pedestrian Door to Garage





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

T 01793 461757
E swindonoldtown@connells.co.uk

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

Property Ref: SND102580 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/SND102580



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.

see all our properties at <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk