

for sale

guide price **£160,000**



Maxwell Street Swindon SN1 5DR

A great opportunity to acquire this spacious three bedroom property with attic room. An ideal purchase for a **FIRST TIME BUYER** or **INVESTMENT OPPORTUNITY**. In a great location only 0.4 miles from the town centre with its shops & eateries, farrington park, good transport links to the train station & goo



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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 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

Living / Dining Room

26' 1" x 13' 4" (7.95m x 4.06m)

Double Glazed Bay Window to Front, Double Glazed Window to Rear, Alcove Storage, Radiator, Stairs to First Floor

Kitchen

10' x 8' 3" (3.05m x 2.51m)

Double Glazed Door and Window to Side, Range of Wall and Base Units with Work Surface Over, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Tiled Splash Back with Extractor Hood and Space for Oven, Radiator

Utility Room

7' 5" x 7' 6" Maximum (2.26m x 2.29m Maximum)

Double Glazed Window to Rear

Cloakroom

Obscured Double Glazed Window to Side, WC, Wash Hand Basin

First Floor Accommodation

Landing

Access to all Bedrooms, Family Bathroom and Stairs up to Attic Room

Bedroom 1

11' 2" x 13' 1" (3.40m x 3.99m)

2 x Double Glazed Windows to Front, Radiator

Bedroom 2

10' x 8' 1" (3.05m x 2.46m)

Double Glazed Window to Rear, Radiator

Bedroom 3

8' 5" x 8' 2" (2.57m x 2.49m)

Double Glazed Window to Rear, Radiator

Bathroom

Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower and Screen Over

Second Floor Accommodation

Attic Room

Irregular Shaped Room x (x)

Velux Style Window, 2 x Storage Cupboard in the Eaves

Outside Space

Rear Garden

Fully Enclosed by Fence Panels with Side Gate Access.





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: SND102765 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/SND102765



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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