

for sale

guide price **£70,000** Leasehold



## Guild House Farnsby Street Swindon SN1 5AH

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with NO Onward Chain



# 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 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.

## Internal Features

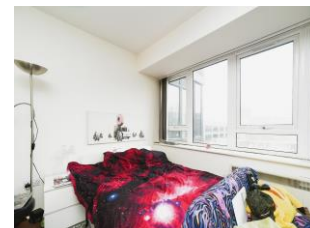
**Kitchen / Living / Bedroom** 19' 9" Maximum x 17' 9" Maximum ( 6.02m Maximum x 5.41m Maximum )

Bedroom / Living Area: Dual Aspect Double Glazed Windows to Front and Side, Electric Heaters.

Kitchen Area: Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Tap, Built In Oven with Electric Hob and Extractor Hood Over, Integrated Washing Machine and Fridge / Freezer, Storage Cupboard.

## Bathroom

Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Heated Towel Rail, Fully Tiled



To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND102867 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1060.20

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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