

for sale

guide price **£200,000**



Endeavour Road Swindon SN3 4EY

Fantastic INVESTMENT or First Time Buying Opportunity in this two bedroom coach home with private garden, offered with NO Onward Chain. The property is situated in a quiet position within the desirable Oakley Park development to the East of Swindon. **BOOK YOUR VIEWING NOW!**



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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

Entrance Hall

Internal Door to Garage, Radiator, Stairs up to First Floor

Garage

Up and Over Door, Internal Door

First Floor Accommodation

Landing

Double Glazed Window to Rear, Radiator, Airing Cupboard

Lounge / Diner

17' 9" Maximum x 16' 1" Maximum (5.41m Maximum x 4.90m Maximum)

L Shaped Room

Dual Aspect Double Glazed Windows with 1 x Window to Front, 2 x Windows to Rear, Door through to Kitchen, Loft Access, Radiator

Kitchen

11' 2" Maximum x 7' 10" Maximum (3.40m Maximum x 2.39m Maximum)

Double Glazed Window to Front, Range of Wall and Base Units with Work Surface Over, Tiled Splash Back Around, Inset Stainless Steel One & Half Bowl Sink with Mixer Tap, Built In Oven with Gas Hob Over, Space and Plumbing for Dishwasher and Washing Machine, Space for Fridge / Freezer, Tiled Floor, Radiator

Bedroom 1

10' 6" x 9' 8" (3.20m x 2.95m)

Double Glazed Window to Front, Radiator

Bedroom 2

12' 11" including door recess x 6' 6" (3.94m including door recess x 1.98m)

Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas, Tiled Floor

Additional Features

Front Garden

Fully Enclosed by Fence Panels, Patio and Grass Areas

Parking

Garage with Internal Door 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

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

Property Ref: SND102826 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/SND102826



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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