

for sale

guide price **£240,000**



Glenwood Close Swindon SN1 4EB

Offered with NO Onward Chain is this 2 bedroom semi-detached bungalow. Located in the desirable Old Town area of Swindon with its abundance of cafes, independent shops, bars & eateries.

Viewing is highly recommended!



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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

Entrance Porch

Internal Door to Hallway

Entrance Hall

Access to Kitchen, Shower Room, Living Room, Bedroom one, Dining Room with Stairs up to Second Bedroom, two radiators.

Living Room

10' 4" x 13' 5" (3.15m x 4.09m)

Double Glazed French Doors to Conservatory, Feature Fire Place, Bi-Fold Doors to Entrance Hall, Radiator

Dining Room

13' 5" x 10' 5" (4.09m x 3.17m)

Double Glazed Bay Window to Front, Radiator, Stairs up to Second Bedroom

Bedroom 1

7' 5" x 9' 5" (2.26m x 2.87m)

Double Glazed Window to Front, Radiator

Shower Room

Obscured Double Glazed Window to Front, WC, Pedestal Sink and Shower Enclosure, Tiled to Water Sensitive Areas

Conservatory

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

Double Glazed French Doors to Rear Garden, Radiator, Tiled Floor

First Floor Accommodation

Bedroom 2

12' 3" Maximum x 11' 3" Height Restricted (3.73m Maximum x 3.43m Height Restricted)

2 x Velux Style Windows to Front and Side, Eaves Storage, Radiator

External Features

Front Garden

Mostly Laid to Lawn with Trees and Shrubbery Providing a Degree of Privacy

Rear Garden

Low Maintenance Garden Mostly Laid to Patio, Side Gate Access

Parking

Driveway and Garage to the Front/Side of the Property

Garage

15' 3" x 8' 3" (4.65m x 2.51m)

Up and Over Door





Ground Floor



First Floor

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: SND102730 - 0003

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

view this property online connells.co.uk/Property/SND102730



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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