

for sale

guide price **£160,000**



## Raleigh Avenue Swindon SN3 3DY

Offered with NO ONWARD CHAIN is this spacious three bedroom family home. Benefiting from driveway parking and great outdoor space to the rear of the property, this terraced home is worth viewing!



# Raleigh Avenue Swindon SN3 3DY

## 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**

### **Lounge**

20' 5" x 11' 7" ( 6.22m x 3.53m )  
Double Glazed Window to Front, Double Glazed Patio Doors to Rear Garden, Feature Fire Place, 2 x Electric Heaters

### **Study**

10' 3" x 6' 1" ( 3.12m x 1.85m )  
Storage Cupboard, Electric Heater, Tiled Floor

### **Kitchen**

10' 3" x 9' ( 3.12m x 2.74m )  
Double Glazed Window and Door to Rear Garden, Range of Wall and Base Units with Work Surface Over, Tiled Splash Back, Inset Sink with Mixer Tap, Space and plumbing for Washing Machine, Space for Appliances, Spot Lights, Tiled Floor

## **First Floor Accommodation**

### **Landing**

Loft Access, Storage Cupboard

### **Bedroom 1**

11' 11" x 10' 4" ( 3.63m x 3.15m )  
Double Glazed Window to Front, Storage Cupboard

### **Bedroom 2**

12' 9" Maximum x 9' 11" ( 3.89m Maximum x 3.02m )  
Double Glazed Window to Rear

### **Bedroom 3**

11' 5" Maximum x 7' ( 3.48m Maximum x 2.13m )  
Double Glazed Window to Front

### **Shower Room**

Obscure Double Glazed Window to Rear, Vanity Wash Hand Basin, Double Shower Enclosure Unit

### **W / C**

Obscure Double Glazed Window to Rear, WC, Part Tiled Walls, Tiled Floor

## **Outside Space**

### **Rear Garden**

Decking Area with Lean To, Mostly Laid to Artificial Grass, Patio Area with Pergola

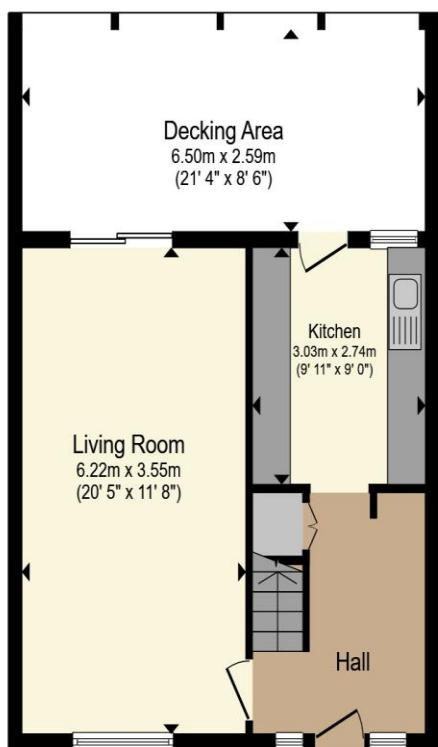
### **Parking**

Driveway Parking to the Front of the Property

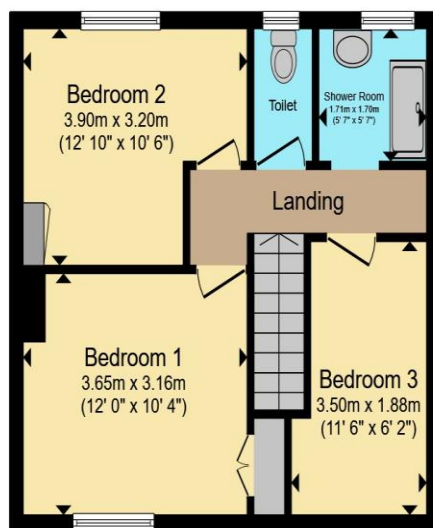
### **Agent Note:**

We are advised that the property is of non-standard construction. Construction type is Hawkesley. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.





**Ground Floor**



**First Floor**

Total floor area 79.5 m<sup>2</sup> (856 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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

Property Ref: SND103016 - 0005

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**view this property online [connells.co.uk/Property/SND103016](http://connells.co.uk/Property/SND103016)**



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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