



Connells

Ragstone Road
Slough



Property Description

A two bedroom mid-terrace family home located in a popular residential area of Slough. It benefits from two reception rooms, 13ft separate kitchen, two double bedrooms, large rear garden, potential to extend - STPP and can offer no chain.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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.

Covered Entrance Porch

Door to

Enteance Hall

Wall mounted electric heater, stairs to first floor

Lounge

9' 10" x 13' 7" into bay (3.00m x 4.14m into bay)

Front aspect window, gas fireplace

Dining Room

12' 10" max x 11' 4" max (3.91m max x 3.45m max)

Rear aspect window, fireplace, understair cupboard

Kitchen

13' 3" x 8' 5" (4.04m x 2.57m)

Rear & side aspect windows, range of wall & base units, single sink drainer, gas cooker point, cooker hood, plumbing for washing machine, tiled floor, door to rear garden

First Floor

Landing

Access to loft

Bedroom One

12' 10" max x 11' 4" max (3.91m max x 3.45m max)

Two front aspect windows, fireplace, built-in wardrobe

Bedroom Two

9' 10" max x 11' 5" max (3.00m max x 3.48m max)

Rear aspect window

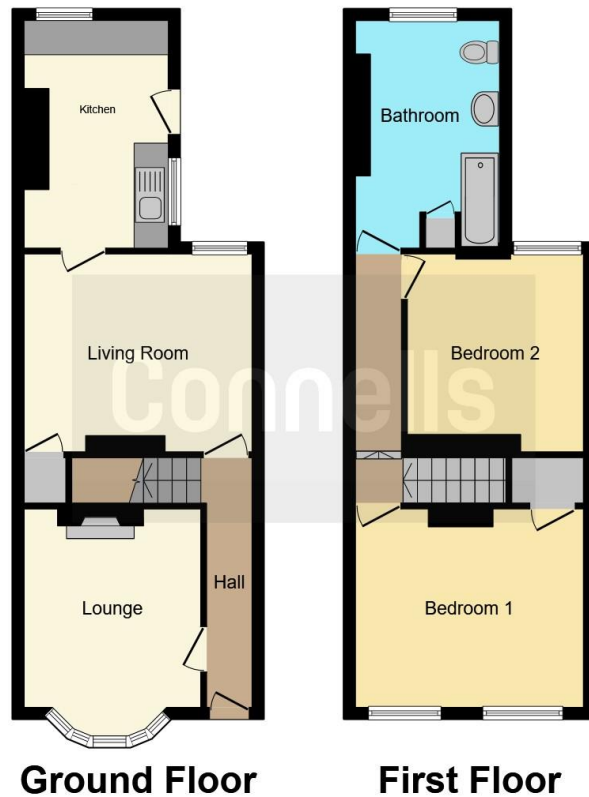
Bathroom

Rear aspect window, bath with mixer tap & wall mounted shower, wash hand basin with vanity unit, WC, cupboard housing water tank, gas wall mounted heater, laminate floor

Outside

Rear garden, laid to lawn with patio area, two sheds





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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111 High Street
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EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/SGH308669



Tenure: Freehold



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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