

for sale

guide price **£180,000**



Harbour Road Sherborne DT9 4AN

Situated in the town of Sherborne this four bedroom mid-terrace house in need to renovation throughout is one not to be missed. Don't miss out on this property with **NO ONWARD CHAIN**, contact us today to arrange a viewing.



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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.



Entrance Hall

Door to the front, wall cupboard housing the electric meter and consumer unit, stairs to the first floor and a radiator.

Lounge

20' 3" x 12' 6" (6.17m x 3.81m)

Double glazed windows to the front and rear, fireplace, cupboard housing the gas central heating boiler and a radiator.

Kitchen

10' 11" x 8' (3.33m x 2.44m)

Double glazed window to the rear, double glazed door to the garden and a stainless steel sink and drainer.

Landing

Access to the loft via a ladder.

Bedroom One

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to the front, telephone point and a radiator.

Bedroom Two

10' 9" x 8' 10" plus recess (3.28m x 2.69m plus recess)

Double glazed window to the front and a radiator.

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to the rear and a radiator.

Bedroom Four

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Double glazed window to the rear and a radiator.

Bathroom

7' 7" x 4' 9" (2.31m x 1.45m)

Double glazed window to the rear, shower cubicle, WC, wash hand basin and a heated towel rail.

Rear Garden

Area laid to lawn, timber shed and an outside tap.

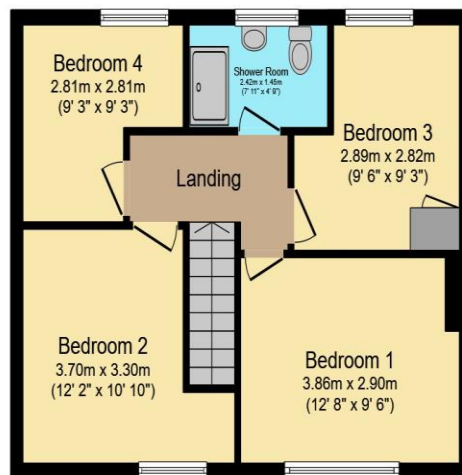
Brick Built Shed

9' 2" x 8' 8" (2.79m x 2.64m)

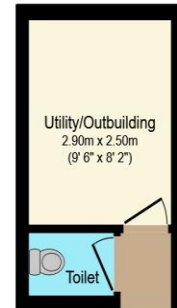




Ground Floor



First Floor



Outbuilding

Total floor area 96.4 m² (1,037 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



To view this property please contact Connells on

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92 Cheap Street
SHERBORNE DT9 3BJ

Property Ref: SHR306525 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/SHR306525



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