



Connells

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01747 854 001

FOR SALE

Connells

Castle Hill Close
Shaftesbury



Property Description

Set in the popular Enmore Green area of the sought after town of Shaftesbury this is a property not to be missed. In need of renovation throughout Connells are pleased to offer to the market this three bedroom semi-detached house in a quiet cul-de-sac location. Call us today to secure your viewing!

Lounge

16' 1" max x 11' 4" max (4.90m max x 3.45m max)

Double glazed window to the front, fireplace and a radiator.

Dining Room

12' 7" max x 8' 1" max (3.84m max x 2.46m max)

Single glazed windows to the rear and side, single glazed door to the rear and stairs to the first floor.

Kitchen

9' 4" x 7' 7" (2.84m x 2.31m)

Single glazed window to the rear and a single glazed door to the rear, fitted kitchen with wall and base units, stainless steel sink and drainer, electric cooker point and an airing cupboard.

Landing

Stairs from the dining room and access to the loft.

Bedroom One

11' 5" x 9' (3.48m x 2.74m)

Single glazed windows to the front and side and a cupboard.

Bedroom Two

9' 6" x 9' 1" (2.90m x 2.77m)

Single glazed window to the rear and a wardrobe.

Bedroom Three

8' 4" x 6' 8" (2.54m x 2.03m)

Single glazed window to the front.

Bathroom

Single glazed window to the rear, bath, WC, wash hand basin and tiling.

Outside

Front Garden

To the front the property is laid to lawn.

Rear Garden

The rear garden is laid to lawn with a brick built shed.

Brick Shed

9' 2" x 4' 4" (2.79m x 1.32m)

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 accordingly.

Auctioneer's Comments

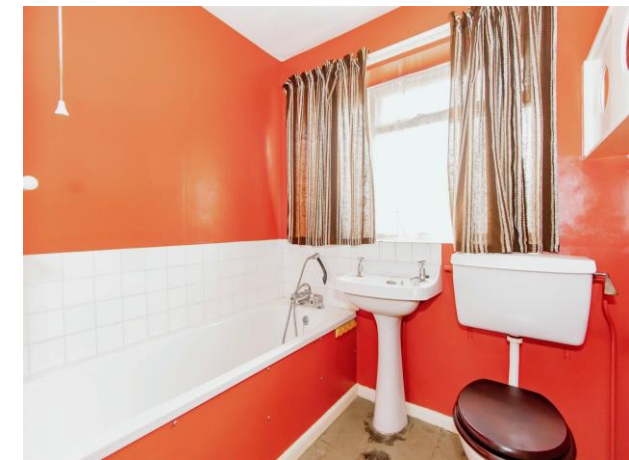
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 £300 inc VAT towards the preparation cost of the pack.

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.





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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EPC Rating: E

view this property online connells.co.uk/Property/SFT305645

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SFT305645 - 0004