



Connells

Burton Close
Shaftesbury



Property Description

Connells are pleased to offer to the market this three bedroom end of terrace house with NO ONWARD CHAIN. Downstairs the property offers lounge, kitchen/diner, utility and conservatory leading on to the garden which has a patio seating area, shed, gate to the side and artificial grass. Upstairs are the three bedrooms and family bathroom. With off road parking for two cars this is a property not to be missed, call us today to arrange a viewing.

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.

Entrance Hall

Double glazed front door, radiator and stairs up to the first floor.

Cloakroom

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

Utility Room

9' 3" x 4' 6" (2.82m x 1.37m)

Double glazed window to the front, wall and base units, work surfaces, plumbing for a washing machine, stainless steel sink and drainer and tiling.

Lounge

15' 1" max x 14' 8" max (4.60m max x 4.47m max)

Double glazed window to the front, electric fireplace, television aerial socket, telephone point and radiator.

Kitchen/Diner

14' 7" x 10' 1" (4.45m x 3.07m)

Double glazed sliding doors leading into the conservatory, fitted kitchen with wall and base units, work surfaces, tiling, gas hob, electric oven, cooker hood, integrated dishwasher and a wall radiator.

Conservatory

11' 7" x 10' 5" (3.53m x 3.17m)

UPVC conservatory with double glazed windows to the side and rear, double glazed patio doors to the rear and a wall radiator.

Landing

Stairs from the entrance hall, double glazed window to the side, over stairs cupboard and access to the loft.

Bedroom One

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window to the rear, wardrobes, television aerial socket and a radiator.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Double glazed window to the front, wardrobe, television aerial socket and a radiator.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

Double glazed window to the rear, television aerial socket and a radiator.

Bathroom

Double glazed window to the front, bath with a shower over and mixer taps, WC, wash hand basin, shaver point, tiling and an extractor fan.

Outside

Front Garden

To the front the property is laid to stone.

Parking

Off road parking for two cars.

Rear Garden

A low maintenance garden to the rear with patio seating area, area laid to stone with the remainder laid to artificial grass, water butt, shed, outside tap and a gate to the side.





Awaiting Photograph

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: C

view this property online connells.co.uk/Property/SFT305655

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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