



Connells

Nettlebed Nursery
Shaftesbury



Property Description

Connells are pleased offer to the market with NO ONWARD CHAIN this detached character cottage situated in the popular town of Shaftesbury with spacious living space on the ground floor including lounge, kitchen/diner, conservatory and downstairs wetroom. Upstairs are three spacious bedrooms with dressing room to the main bedroom and family bathroom. Outside there are gardens to the front and rear and driveway parking for up to two cars.

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

Double glazed door to the front and stairs to the first floor.

Lounge

16' 4" max x 11' (4.98m max x 3.35m)
Double glazed window to the front, fireplace, wall lights and a radiator.

Second Reception Room

15' 8" max x 11' 1" max (4.78m max x 3.38m max)
Double glazed windows to the front and side, fireplace and a radiator.

Kitchen / Diner

18' 5" max x 10' 3" max (5.61m max x 3.12m max)

Single glazed window to the rear, fitted kitchen with wall and base units, work tops, stainless steel sink and drainer, gas hob, electric oven, plumbing for a washing machine, gas central heating boiler and a radiator.

Conservatory

12' 3" max x 11' 3" max (3.73m max x 3.43m max)

UPVC double glazed window to the front, rear and side, double glazed door to the front, patio doors to the rear, tiled flooring and a radiator.

Wet Room

Single glazed window to the side, electric shower, WC, wash hand basin, shaver point and an extractor fan.

Landing

Stairs from the entrance hall and access to the loft.

Bedroom One

16' 2" x 11' (4.93m x 3.35m)

Double glazed window to the front, wardrobes and wall lights.

Dressing Room

7' 1" x 6' 2" (2.16m x 1.88m)

Double glazed window to the front, window seat, shelves and cupboard.

Bedroom Two

16' max x 11' max (4.88m max x 3.35m max)

Double glazed window to the front, wardrobes, wall lights and a radiator.

Bedroom Three

13' 1" x 10' (3.99m x 3.05m)

Single glazed sash window to the rear with secondary glazing, wardrobes and a radiator.

Bathroom

Double glazed window to the side, single glazed sash window to the rear with secondary glazing, bath with an electric shower over, WC, wash hand basin, tiling, airing cupboard and radiator.

Front Garden

Path leading to the front door, laid to lawn with shrubs and lights.

Rear Garden

With lovely views from the rear garden and laid to lawn with patio, mature shrubs, flower beds and trees, shed and gate to the rear.

Parking

Driveway parking for up to two cars.









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

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/SFT305924



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT305924 - 0008