

for sale

guide price **£210,000**



Sweetmans Road Shaftesbury SP7 8EQ

This is a **THREE** bedroom mid-terrace property with **NO ONWARD CHAIN!** The property has been renovated throughout to a high standard. Boasting a **MASTER EN-SUITE** and a conservatory for additional living space.



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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

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

Cloakroom

Wash hand basin, low level WC, heated towel rail.

Lounge

15' 11" x 11' 5" (4.85m x 3.48m)

Double glazed window to rear, double glazed french doors to conservatory, understairs cupboard, radiator, television aerial point.

Kitchen/Diner

18' 9" max x 9' 11" max (5.71m max x 3.02m max)

Double glazed window to front. fitted kitchen comprising of wall and base units, Work surface incorporating stainless steel sink and drainer, Electric oven and hob, overhead cookerhood, television aerial point, integrated washing machine and dishwasher, integrated fridge and freezer, central heating boiler, radiator.

Conservatory

14' 4" x 9' 9" (4.37m x 2.97m)

Constructed of UPVC, double glazed windows to side and rear, radiator.

Landing

Stairs from entrance hall, Loft access.

Bedroom One

12' 5" max x 9' 2" max (3.78m max x 2.79m max)

Double glazed window to rear, built in wardrobes, radiator, television aerial point.

Ensuite

Shower cubicle, wash hand basin, low level WC.

Bedroom Two

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

Double glazed window to front, radiator.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to rear, radiator, television aerial point.

Bathroom

Double glazed window to front, bath with mixer taps, low level WC, wash hand basin, tiling to all splash prone areas.

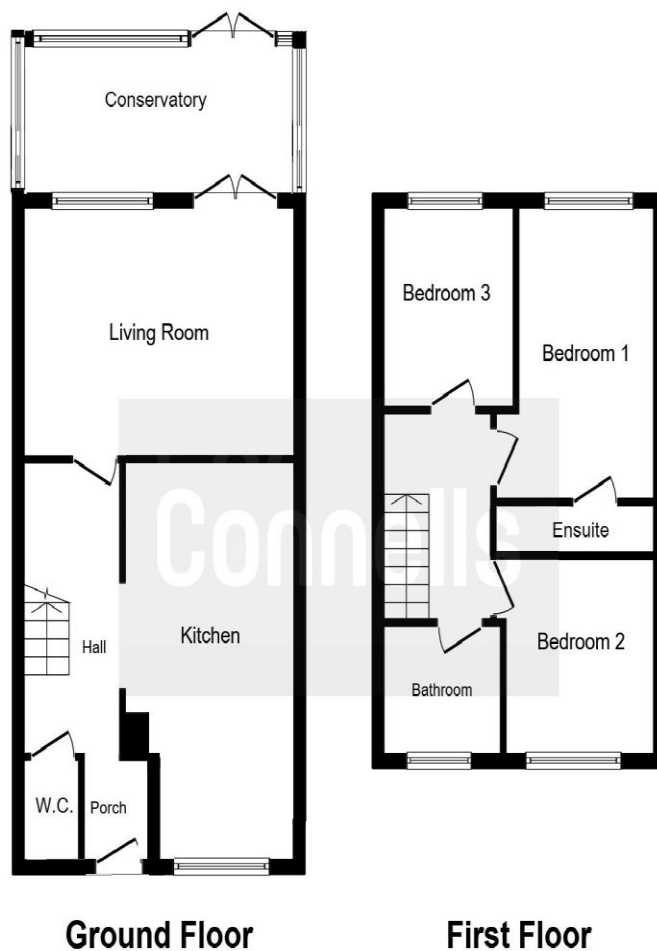
Front Garden

Fully enclosed with concrete path to front door and laid to gravel.

Rear Garden

Fully enclosed with patio area. seeded lawn area.





Ground Floor

First Floor

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).
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Property Ref: SFT306073 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/SFT306073



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