



Connells

Hardy Avenue
Dorchester



Property Description

Situated in a quiet location of Fordington in Dorset's county town of Dorchester lies this spacious ground floor apartment. The accommodation comprises two generous double bedrooms, a modern shower room, kitchen and well-proportioned lounge. To the rear there is also a communal garden and useful storage shed.

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.



Ground Floor

Entrance Hall

Door leading to the entrance hall, with a door to a cupboard, a radiator and doorways to the kitchen and the lounge.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)

Door leading from the entrance hall, with a double glazed window to the front aspect, a radiator, a television aerial socket and a telephone point.

Kitchen

11' 11" x 10' 3" (3.63m x 3.12m)

Door way leading from the entrance hall to the fitted kitchen comprising of a range of wall and base units, a double glazed window to the side aspect, a sink and drainer, and electric oven and hob with a cookerhood over, the gas combi central heating boiler, plumbing for a washing machine and a doorway leading to the inner hallway.

Inner Hallway

A doorway leading from the kitchen to the inner hallway that has a radiator and doors leading to the shower room, bedrooms one and two.

Shower Room

Door leading from the inner hallway, with a double glazed window to the rear aspect, a WC, a wash hand basin, a radiator and a shower cubicle.

Bedroom 1

14' 6" x 11' 2" (4.42m x 3.40m)

Door leading from the inner hallway, with double glazed windows to the front and side aspects, a radiator and an airing cupboard.

Bedroom 2

11' 11" x 19' 8" (3.63m x 5.99m)

Door leading from the inner hallway, with a radiator and double glazed windows to the rear and side aspects.

Outside Rear Garden

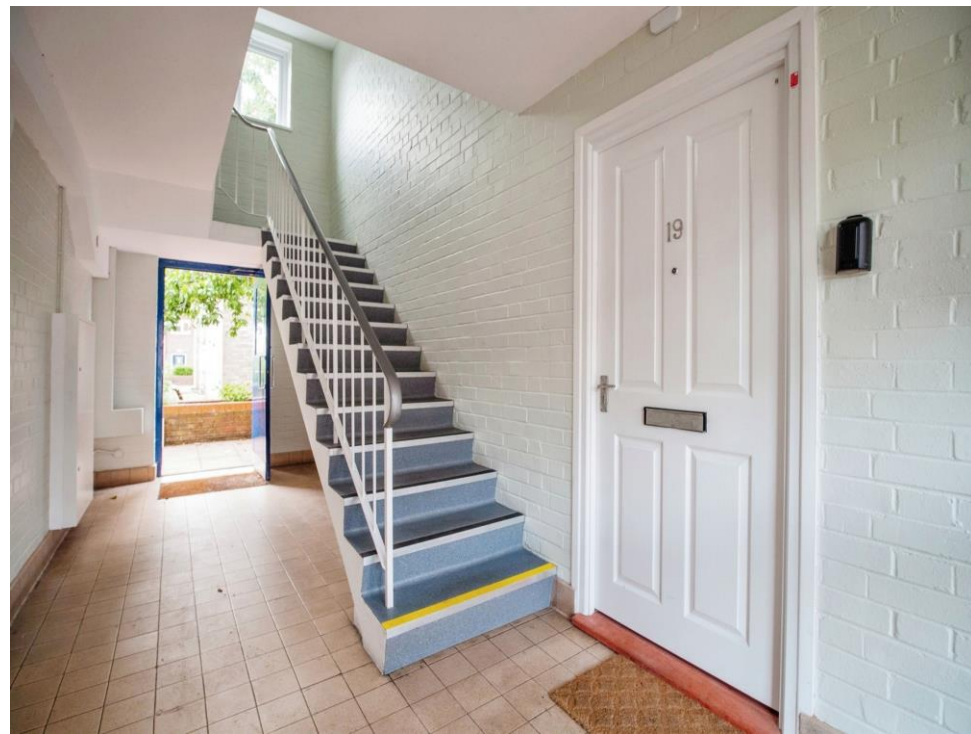
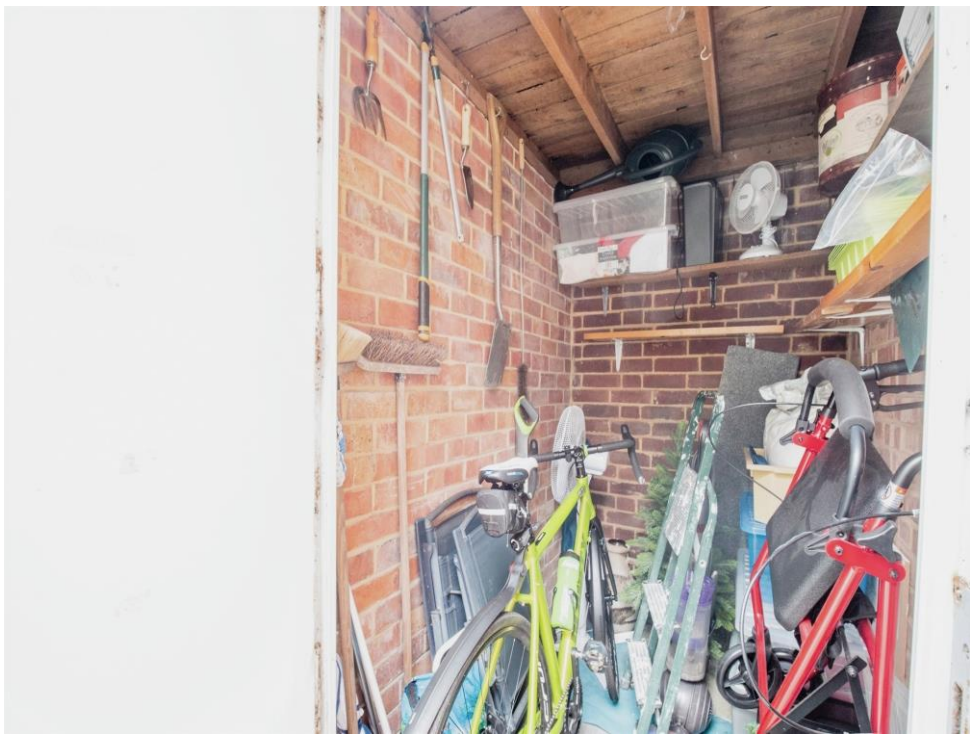
Communal rear garden laid with a patio with raised flower beds and seating.

Outbuilding

6' 5" x 4' 3" (1.96m x 1.30m)

Benefiting from an external storage cupboard.









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 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
DORCHESTER DT1 1UH

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308748

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: DCH308748 - 0004