



Connells

Empool Close
Crossways Dorchester

Empool Close Crossways Dorchester DT2 8BX

for sale guide price
£125,000



Property Description

Situated in the ever-popular village of Crossways lies this mid terraced house which has great potential. The property comprises of two double bedrooms and a family bathroom on the first floor. The ground floor offers a spacious lounge, kitchen/ dining room. Also benefiting from a front and rear enclosed garden. The village of Crossways boasts amenities including shops, first school and easy transport links including its proximity of circa 1 mile from Moreton Train Station which is on the Weymouth-London Waterloo line. Crossways is about 6 miles from The County Town of Dorchester.

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.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a window to the front aspect, two radiators, a cupboard with shelving, stairs leading to the first floor and doors leading to the lounge and the kitchen / dining room.

Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

A door from the entrance hall leads into the lounge with a window to the front aspect, a radiator, a telephone point and a television aerial socket.

Kitchen / Dining Room

16' 3" x 9' 5" (4.95m x 2.87m)

A door leads from the entrance hall into the kitchen / dining room. The kitchen will require replacement but currently consists of wall and base units with laminate worksurfaces over, a stainless steel sink and drainer, space for an oven and a fridge freezer, a cupboard / larder with shelving. space for a dining table and chairs, a window to the rear aspect and a door leading onto the rear garden.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with an airing cupboard with shelving and doors leading to the bathroom, the cloakroom and the two bedrooms.

Bedroom 1

16' 3" x 9' 6" (4.95m x 2.90m)

A door leads from the first floor landing into bedroom 1 with a window to the front aspect, built in wardrobes with shelving, a radiator, a telephone point and a television aerial socket.

Bedroom 2

8' 11" x 11' 10" (2.72m x 3.61m)

A door leads from the first floor landing into bedroom 2 with a window to the rear aspect and fitted wardrobes which also houses the combi boiler.

Bathroom

A door leads from the first floor landing into the bathroom with a window to the rear aspect, a bath with mixer taps and a shower over, a wash hand basin and shelving providing storage.

Cloakroom

A door leads from the first floor landing into the cloakroom with a WC, a radiator and a window to the rear aspect.

Outside Space

Front Garden

The front garden is laid to lawn with a path leading to the front door.

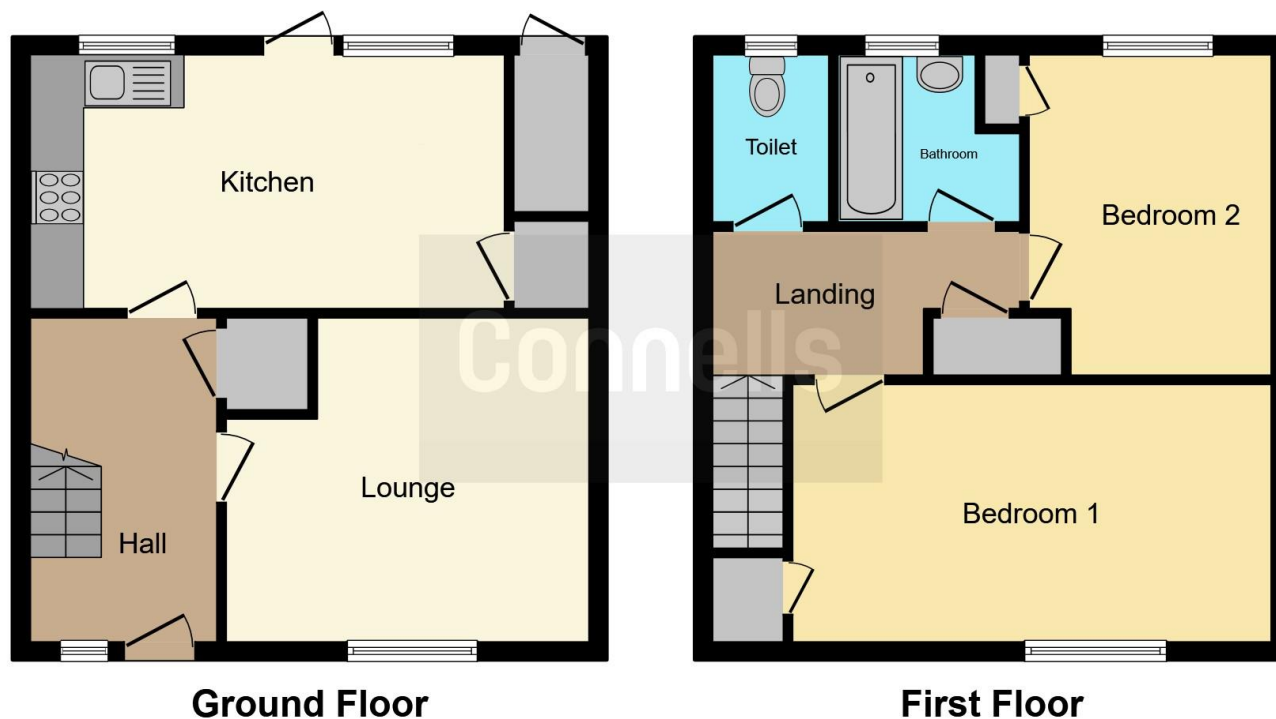
Rear Garden

A door leads from the kitchen onto the rear garden with a patio area, a lawn, a storage shed / garden outhouse and a rear access back gate.









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 Council Tax
Band: B

Tenure: Freehold

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