



Connells

High Street
Spetisbury Blandford Forum

High Street Spetisbury Blandford Forum DT11 9DW

for sale guide price
£245,000



Property Description

An exciting opportunity to purchase this 2 bedroom river fronted home in the popular village of Spetisbury. Accommodation is offered across 3 floors, 2 reception rooms and kitchen on the ground floor with 1 bedroom and bathroom on the 1st floor and a further bedroom on the 2nd floor. The stunning tiered rear garden leads down to a private pontoon with direct access to the River Stour. This property must be viewed to fully appreciate!

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 Porch

Cloakroom

Low level WC and hand wash basin.

Lounge

12' 8" x 11' 2" (3.86m x 3.40m)

Carpeted with double glazed side and front aspect windows, feature brick fireplace with set back inglenook fire place and exposed original beams, TV and telephone point and radiator.

Dining Room

14' 2" x 7' 7" (4.32m x 2.31m)

Wooden effect flooring with double glazed front aspect window and side aspect double sliding doors to raised decked balcony area over looking the River Stour.

Kitchen

11' 9" x 8' (3.58m x 2.44m)

Wooden effect flooring with double glazed rear aspect window and door to raised decked area and steps, a range of wall and base units with part tiled walls, with space for a cooker, dishwasher and fridge freezer, sink with drainer and mixer tap, housed boiler and radiator.

Bedroom 1

12' 7" x 10' 4" (3.84m x 3.15m)

Carpeted with double glazed porthole window and Velux window, open beams and radiator.

Bedroom 2

21' 7" x 6' 7" (6.58m x 2.01m)

Carpeted with double glazed front and side aspect windows, 2 storage cupboards and radiator.

Bathroom

Wood effect flooring with front and side double glazed windows, low level WC, hand wash basin, panel bath with mixer tap and radiator.

Front Garden

Hardstanding parking for 1/2 vehicles and steps down to the front door.

Rear Garden

Multi level garden overlooking and direct access to the beautiful River Stour, a raised decked balcony with steps down to a lawned area surrounded by a variety of shrubs and flowers, further steps down to a second lawn surrounded by shrubs and flowers, Summer house and river frontage with small pontoon.

Workshop

Workshop with power and light and single door, accessed via the front of the property.









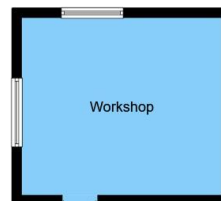
Ground Floor



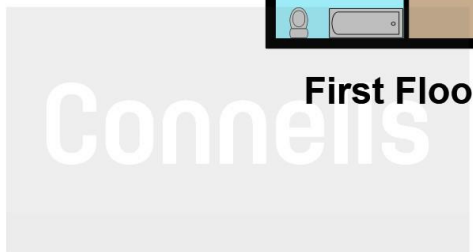
First Floor



Second Floor



Outbuilding



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 01258 452 327

E blandfordforum@connells.co.uk

20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLF306286



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: BLF306286 - 0006