

for sale

guide price **£200,000**



Bryanston Mews Bryanston Street Blandford Forum DT11 7FE

A modern THREE bedroom town house, situated on a quiet Mews in the heart of the market town of Blandford Forum. Benefits include master bedroom with ensuite, low maintenance rear garden and parking.



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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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



Entrance Hall

Double glazed door to front aspect, under stairs cupboard, stairs to first floor landing, doors to kitchen, lounge and cloakroom, radiator.

Cloakroom

Low level W.C, wash hand basin, tiled splash back, radiator.

Lounge-Diner

11' x 12' 9" (3.35m x 3.89m)

Double glazed window to rear aspect, French doors to courtyard garden, radiator.

Kitchen

9' 4" less units x 6' 8" less units (2.84m less units x 2.03m less units)

Double glazed window to front aspect, fitted kitchen with a range of wall and base units, 1 ½ bowl sink and drainer unit, part tiled walls, electric oven, gas hob, cooker hood, plumbing for washing machine, central heating boiler, radiator.

First Floor Landing

Double glazed window to front aspect. Stairs to second floor.

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

Double glazed window to rear aspect, television aerial socket, radiator.

Bedroom Three

6' 6" x 7' 3" (1.98m x 2.21m)

Double glazed window to front aspect, radiator.

Bathroom

Bath with mixer tap and hand held shower, wash hand basin, low level W.C, extractor fan, radiator, shaver point, tiled splash backs.

Second Floor

Bedroom One

Irregular Shaped Room 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to front aspect and skylight window to rear, restricted head height, television aerial socket, radiator.

En-Suite

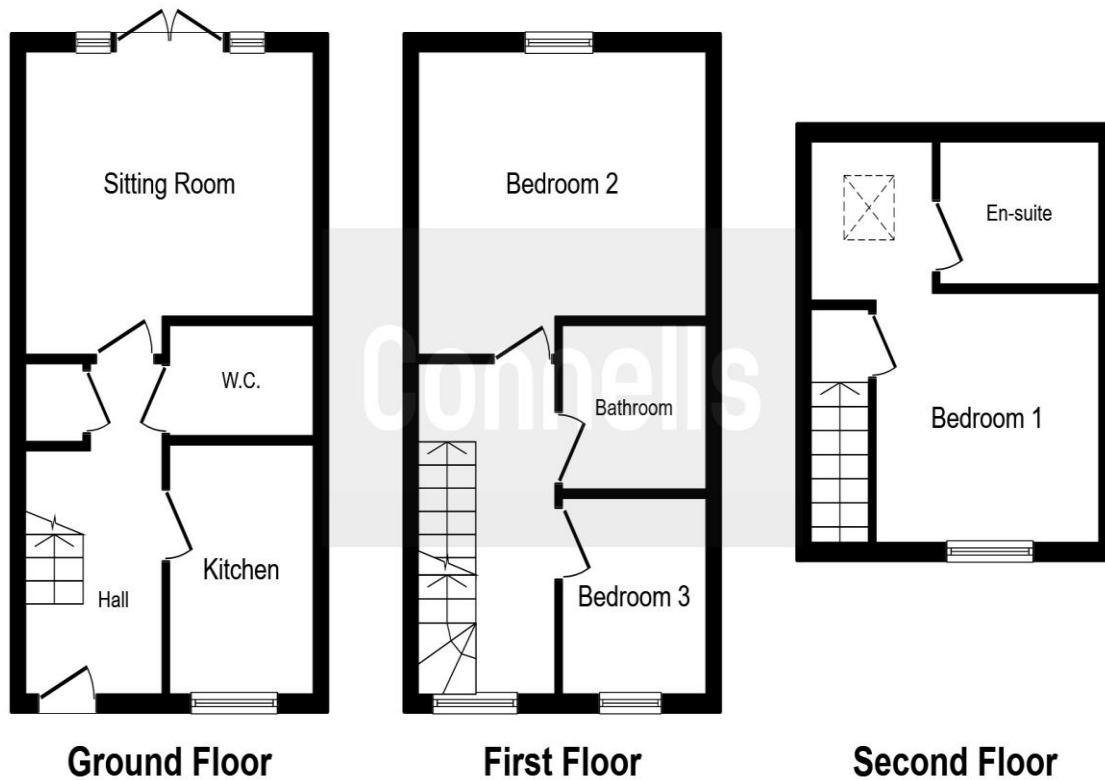
Shower cubicle, wash hand basin, extractor fan, low level w.c, shaver point, part tiled walls.

Outside

Rear Garden

Courtyard garden, paved and gravel.





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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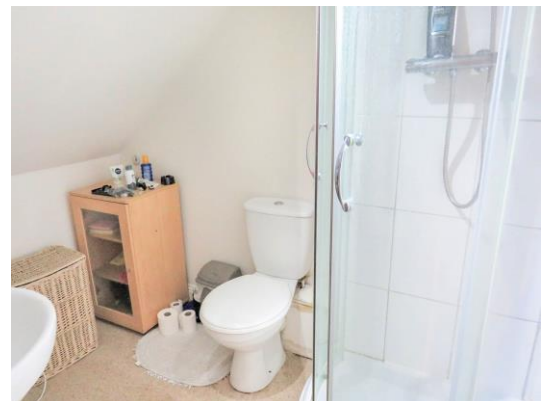
20 Salisbury Street
BLANDFORD FORUM DT11 7AR

Property Ref: BLF304977 - 0015

Tenure: Freehold

EPC Rating: C

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