



Connells

Victoria Road
Blandford Forum



Property Description

This Victorian terrace has been sympathetically extended and improved by the present owner and whilst there are many period features including original fireplaces throughout, the house is suited to modern living, with generous, flexible living spaces and 3 good sized double bedrooms.

Blandford Forum benefits from a wide selections of amenities such as cafes and supermarkets and the North Dorset Trailway is also within easy reach from the property.

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.

Reception Room

11' 9" x 10' 8" (3.58m x 3.25m)

Wooden flooring with UPVC front aspect door and double glazed door with radiator below, feature fireplace with mantle and built in shelving and cupboards.

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Rear aspect double glazed window and vulux window, range of wall and base units with white ceramic sink with drainer and mixer tap, eye level double oven with 4 ring gas hob and extractor hood and fan over, part tiled walls and space for fridge freezer and door to utility.

Utility

Space for washing machine and tumble dryer, and door to WC with low level WC and hand wash basin with mixer tap.

Lounge

9' max x 21' 2" (2.74m max x 6.45m)

Wooden flooring with feature fireplace with mantle and radiator.

Workshop

16' 10" x 8' 3" (5.13m x 2.51m)

Workshop with shelving, light and power.

Conservatory

13' 7" x 7' 9" (4.14m x 2.36m)

Wood effect flooring with wrap around double glazed windows and ceiling and door to garden.

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

Carpeted with front aspect double glazed window and radiator below and built in storage cupboard.

Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m)

Carpeted with rear aspect double glazed window and radiator below.

Bedroom 3

11' 10" x 7' 9" (3.61m x 2.36m)

Carpeted front aspect double glazed window and radiator below.

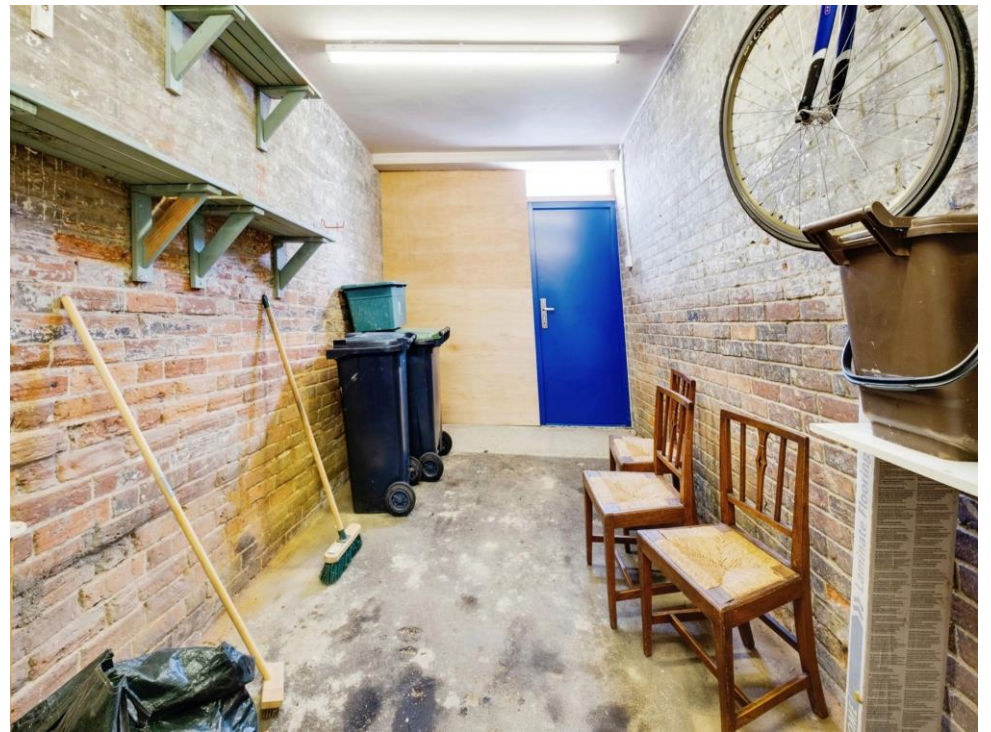
Front Garden

Gated entrance with mature shrubs, front access to garage/workshop.

Rear Garden

Multi-level garden with a range of flowers/plants and trees.









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

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Tenure: Freehold



Awaiting Photograph

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.

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