



Connells

Long Acre New Street
Portland



Property Description

A door leads through into an entry way, providing access through to the main reception area and housing the stairs to the first floor. The primary reception space occupies the front of the house and enjoys a southerly aspect window and ample space for furniture. A door leads through into a second reception room which has been utilised as a dining area and enjoys a view over the rear garden. Completing the ground floor is a kitchen with ample wall and base units, space for a range cooker as well as access out to the garden.

To the first floor are two double bedrooms, a third single room as well as a family bathroom with WC, basin and panel enclosed bath. The primary bedrooms enjoy a sunny aspect, large window and ample space for furniture while the secondary bedroom enjoys views over the garden.

To the rear is a well portioned rear garden which is mostly laid to lawn with rear access. The property also benefits from a driveway and garage.

Entrance

Hall

Carpeted. Stairs rise to the first floor. Consumer unit. Glazed wooden door leading into: -

Living Room

14' 3" x 11' 3" narrowing to 8' 1" (4.34m x 3.43m narrowing to 2.46m)

Front aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points. Television point. Carpeted. Thermostat,

Dining Room

9' 8" x 9' 8" (2.95m x 2.95m)

Rear aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points. Arch leading into: -

Kitchen

10' 7" x 6' 8" (3.23m x 2.03m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurfaces over. Inset stainless sink and drainer unit. Space for a fridge freezer. Space for gas cooker.

Space and plumbing for a washing. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden.

First Floor

Landing

Carpeted. Power points. Skirt boarding. Airing cupboard. Loft access. Door leading into: -

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.

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Front aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points.

Bedroom Two

8' 9" x 8' 5" (2.67m x 2.57m)

Rear aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points.

Bathroom

Family bathroom with WC, basin and panel enclosed bath. Front aspect double glazed window.

Outside

Front Garden

Laid to lawn with footpath to the front door.

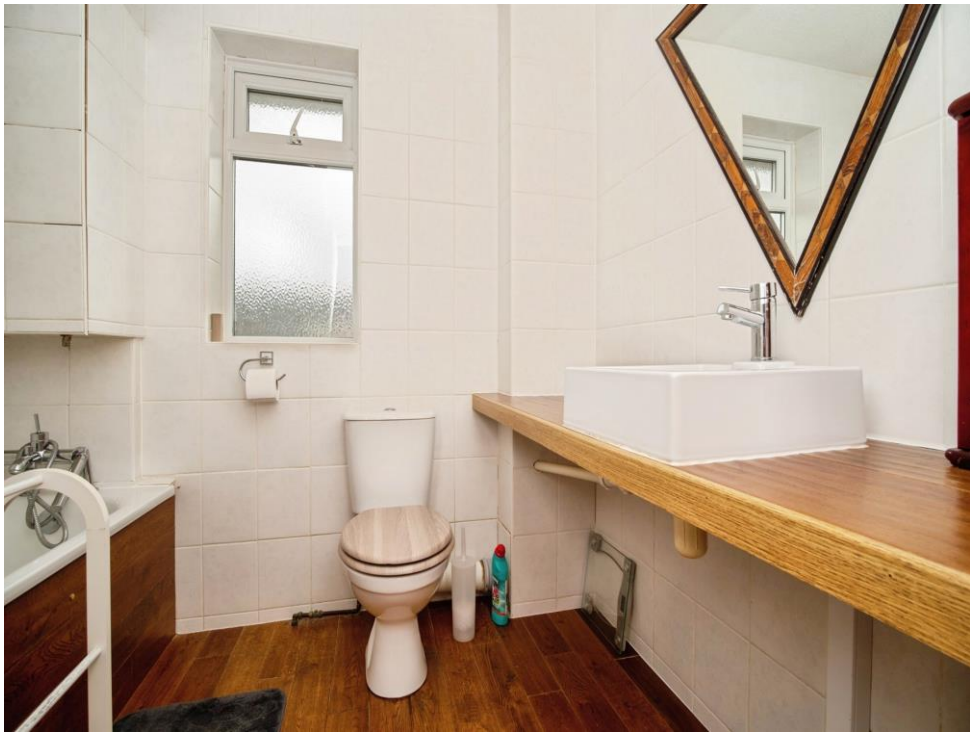
Rear Garden

Fully enclosed by fencing laid to lawn. Rear gated pedestrian access.

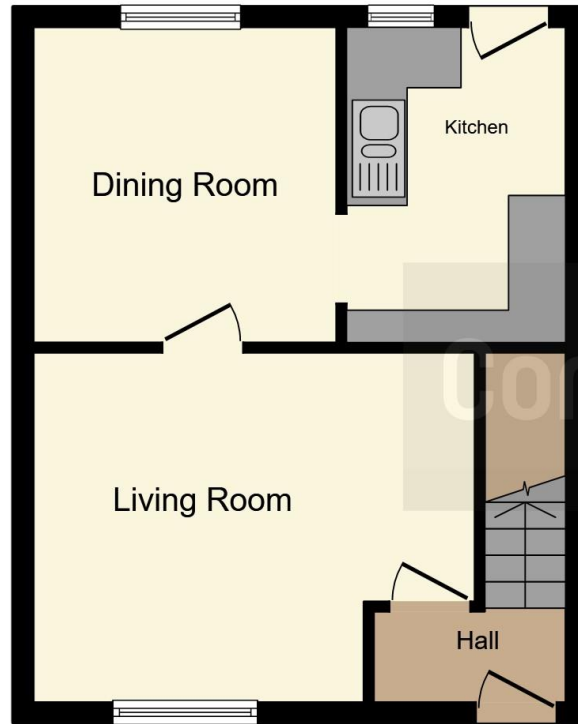
Driveway And Garage

The garage has had a new roof fitted within the last 18 months.

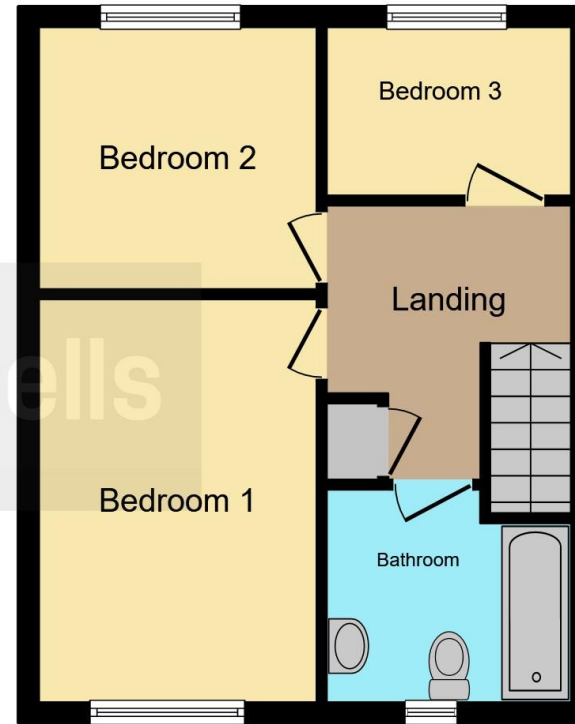








Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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