



Connells

Cracklewood Close
West Moors FERNDOWN

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for sale guide price
£260,000



Property Description

Well presented terrace home situated between Ferndown and West Moors, benefiting from three bedrooms, kitchen, ground floor cloakroom. Lounge/diner with access to the fully enclosed SW facing rear courtyard. Allocated parking. GOOD ACCESS TO TRANSPORT LINKS, THIS PROPERTY IS OFFERED WITH NO ONWARDS CHAIN.

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 Hall

Storage cupboard and door to front,

Cloakroom

Low level wc, hand wash basin and double glazed front aspect frosted window.

Lounge/Diner

19' 5" x 10' 9" (5.92m x 3.28m)

Carpeted with double glazed front aspect window and rear aspect doors to garden, TV and telephone point and two radiators.

Kitchen

9' x 8' 2" (2.74m x 2.49m)

Part tiled with a range of wall and base units, double glazed rear aspect window, 4 ring electric hob inset into the worktop with extractor fan and hood over, eye level fan assisted oven, 1 1/2 sink with drainer with mixer tap and radiator.

Landing

Storage cupboard.

Bedroom 1

10' 5" x 10' (3.17m x 3.05m)

Carpeted with double glazed front aspect window and radiator.

Bedroom 2

10' 5" x 9' 3" (3.17m x 2.82m)

Carpeted with rear aspect double glazed window.

Bedroom 3

8' 5" x 8' 1" (2.57m x 2.46m)

Carpeted with rear aspect double glazed window.

Bathroom

Frost aspect frosted double glazed window, low level WC, hand wash basin with mirrored vanity cupboard over, panel bath with shower over and part tiled walls.

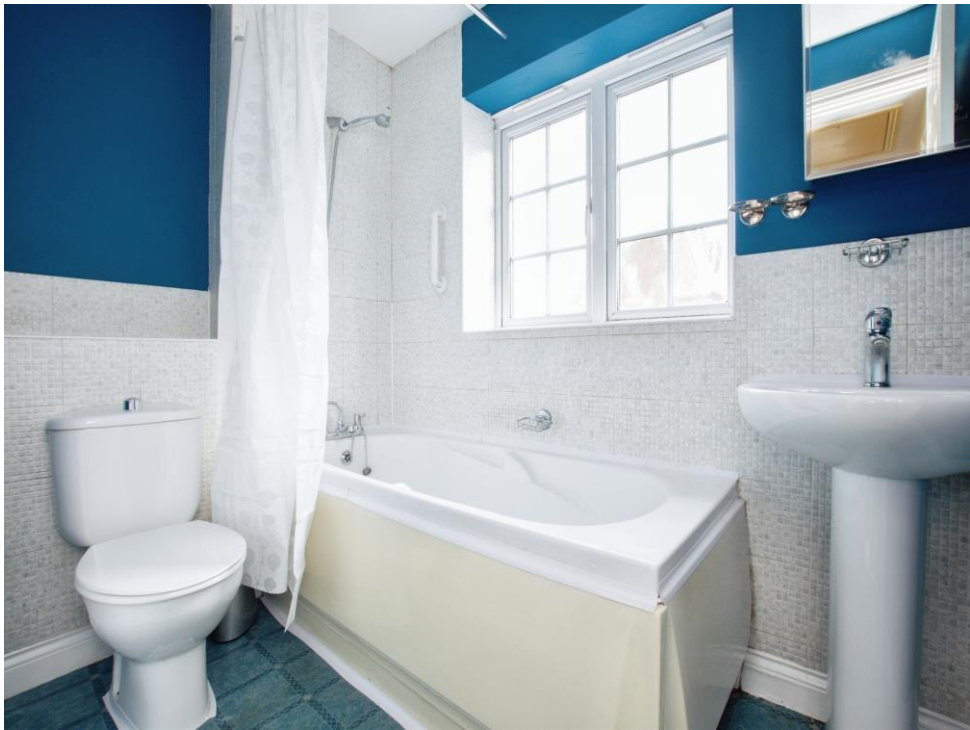
Rear Garden

Fully enclosed with part patio and mainly laid to lawn,

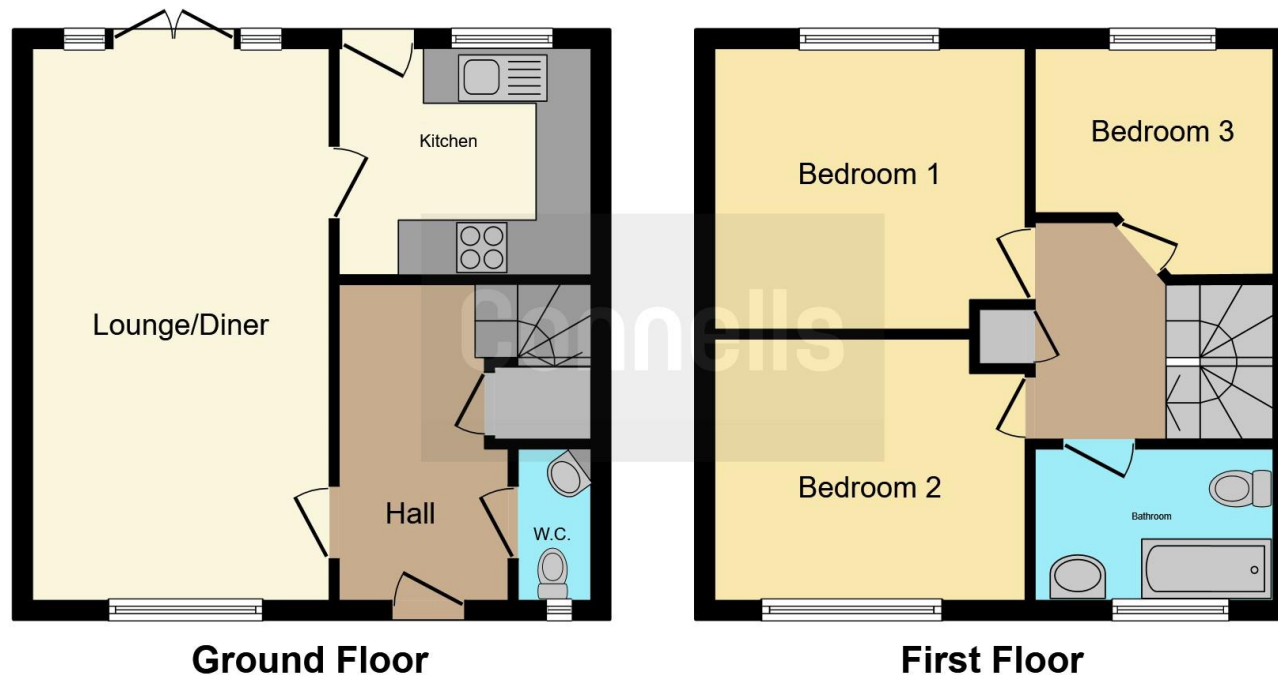
Parking

Off road parking.









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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37 Victoria Road
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FDN306182



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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