



Connells

Chertsey Rise
Stevenage

Chertsey Rise Stevenage SG2 9JF

for sale guide price
£350,000



Property Description

HMO LICENCE 23/00055/HMOLIC - An EXTENDED terraced home offering SPACIOUS accommodation to the ground floor, in popular residential area with 2 ground floor bedrooms & 3 on the first floor. 4 of the bedrooms have modern fitted en-suites & there is an additional ground floor shower room. The ground floor boasts a MODERN FITTED kitchen & outside there is a neat enclosed rear garden. Block paved hardstanding to the front with scope for parking subject to kerb drop & permissions

Stevenage is a town, and Borough, located in North Hertfordshire. There are numerous facilities in Stevenage including a large multi-screen iMax cinema, a pedestrianised new town centre with various shops and a large indoor market, additionally there is shopping in Stevenage Old Town and a large retail park just a few minutes out of the main town centre.

Transport links are excellent, with two motorway junctions connecting Stevenage to the A1M at north and south Stevenage. There is a centrally located mainline train station, with regular trains taking you to London Kings Cross and Gatwick Airport.

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

Entrance Hall

Entrance Hall

Ground Floor Shower Room

Living Room / Bedroom One

11' 3" x 24' 3" (3.43m x 7.39m)

En Suite

Kitchen

12' x 9' 2" (3.66m x 2.79m)

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

En Suite

First Floor Landing

Bedroom Three

13' 8" x 8' 9" (4.17m x 2.67m)

En Suite

Bedroom Four

10' 6" x 15' 8" (3.20m x 4.78m)

En Suite

Bedroom Five

9' 1" x 8' 3" (2.77m x 2.51m)

Outside

Front Garden

Rear Garden





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

view this property online [connells.co.uk/Property/STV312347](https://www.connells.co.uk/Property/STV312347)

Tenure: Freehold



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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