

for sale

guide price **£220,000**



Eastern Avenue Chippenham SN15 3LW

End Terraced House comprising Entrance Hall, Lounge/Diner, Kitchen and Sunroom to the Ground Floor whilst to the First Floor there are 3 Bedrooms and Family Bathroom. To the rear is a paved garden with private door leading in to the single garage and gated access to the driveway. **NO ONWARD CHAIN**



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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 4.5% 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.



Ground Floor

Entrance Porch

Entrance door to front with double glazed windows to both sides. Door to:

Entrance Hallway

Stairs rising to First Floor. Electric heater. Storage cupboard. Door to Lounge/Diner.

Lounge/ Diner

20' 10" max x 11' 8" max (6.35m max x 3.56m max)
Double glazed window to front. Double glazed patio doors leading to the Sunroom/Conservatory. Under stairs storage cupboard. Electric heater. Sliding door to:

Kitchen

8' 4" x 7' 4" (2.54m x 2.24m)
Fitted with a matching range of base and wall units with complementary work surfaces over. Inset sink and drainer. Integrated electric oven and hob. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear.

Sunroom/ Conservatory

10' 8" x 5' 6" (3.25m x 1.68m)
Double glazed windows to rear and double glazed door to the garden.

First Floor

Landing

Stairs rising from the Ground Floor. Access to loft space. Double glazed window to side.

Bedroom One

10' 8" max x 9' (3.25m max x 2.74m)
Double glazed window to rear. Built in furniture. Electric heater.

Bedroom Two

9' 4" max x 9' 4" max (2.84m max x 2.84m max)
Double glazed window to front. Fitted furniture. Electric heater.

Bedroom Three

7' 6" x 7' 3" plus wardrobe space (2.29m x 2.21m plus wardrobe space)
Double glazed window to rear. Fitted wardrobes. Electric heater.

Bathroom

Suite comprising low level WC, wash hand basin and bath with electric shower over. Part tiled walls. Electric heater. Double glazed window to front.

Outside

Front

Laid to lawn with mature shrub borders. Pathway leading to the Front Entrance door.

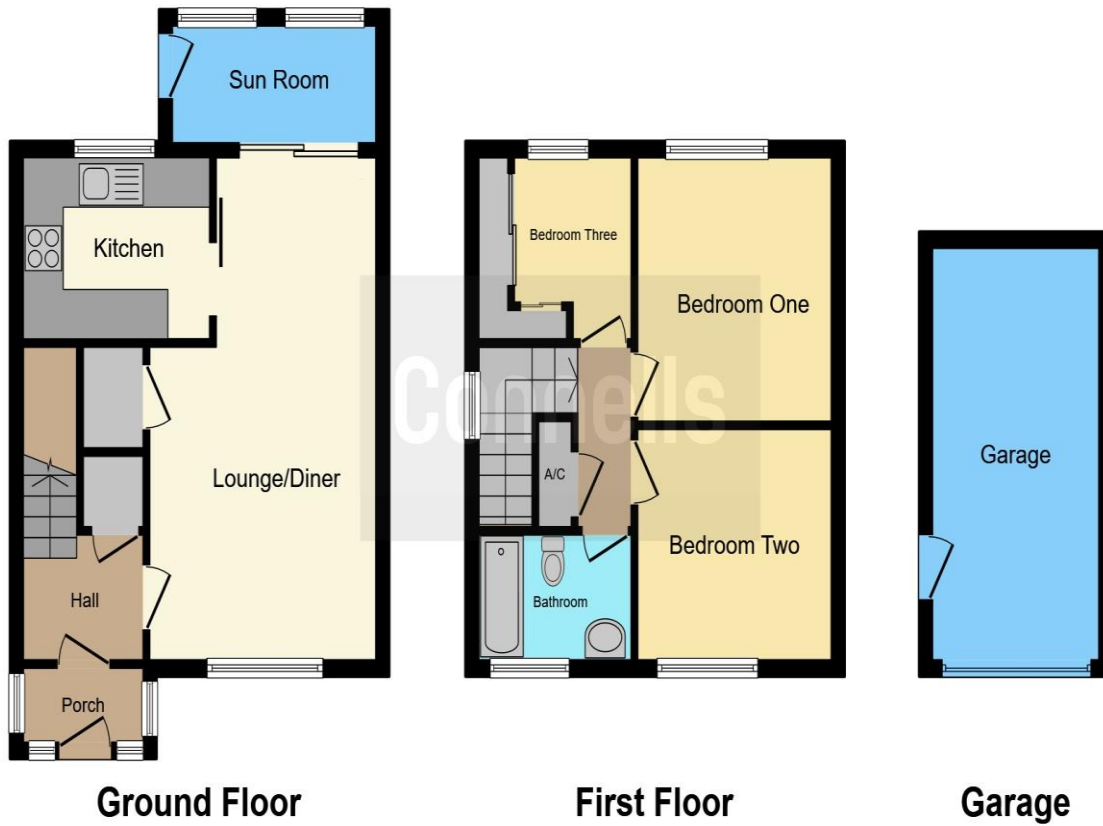
Rear Garden

Fully enclosed. Low maintenance and laid to paving with shrubs and plants.

Garage

Located to the rear of the property. The property owns the area of land in front of the garage which provides parking for multiple vehicles.





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

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305746 - 0006

Tenure: Freehold

EPC Rating: D

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