

for sale

guide price **£210,000**



## Seagry Hill Sutton Benger Chippenham SN15 4SA

A mature semi-detached house comprising Entrance Hall, Lounge/Diner and Kitchen to the Ground Floor with Two Bedrooms and a Bathroom to the First Floor. Situated in the popular village of Sutton Benger.





# Seagry Hill Sutton Benger Chippenham SN15 4SA

## 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 Hall**

Double glazed entrance door to front. Built in storage cupboard. Stairs to First Floor. Double glazed window to side.

### **Lounge**

16' 7" x 10' 8" ( 5.05m x 3.25m )

Dual aspect room with double glazed windows to front and rear. Feature fireplace with eco stove wood burner. Wood effect flooring. Electric radiator.

### **Kitchen**

10' 8" max x 9' 9" ( 3.25m max x 2.97m )

Double glazed window to side and rear. Double glazed door to rear. Fitted with a matching range of base and wall units with work surfaces over with inset sink and drainer. Space for cooker. Plumbing for washing machine. Space for Fridge. Door through to Lounge. Electric radiator.

## First Floor

### **Landing**

Stairs rising from Ground Floor. Double glazed window to front. Built in cupboard.

### **Bedroom One**

13' 4" x 10' 5" ( 4.06m x 3.17m )

Double glazed window to rear. Electric radiator.

### **Bedroom Two**

13' 7" max x 7' 7" ( 4.14m max x 2.31m )

Double glazed window to rear. Electric radiator. Built in cupboard.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Double glazed window to front. Electric radiator.

## Outside

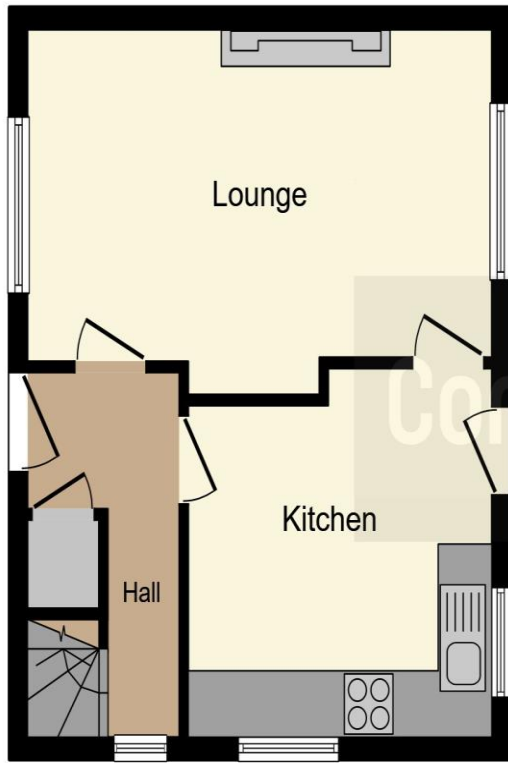
### **Front**

Providing off road parking for several vehicles.

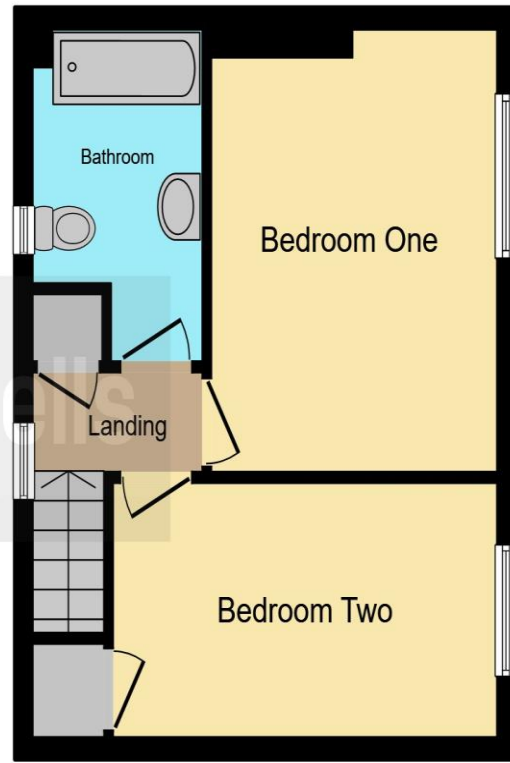
### **Rear Garden**

Enclosed by fencing. Mature garden to the rear with a large patio area. Lawn area. Views to the rear overlooking open countryside.





**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](http://www.focalagent.com)

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59 Market Place  
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Property Ref: CHM305761 - 0007

**Tenure:** Freehold

**EPC Rating:** D

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