

Property details approval form

5 Clift Avenue, Chippenham, Wiltshire, England, SN15 1DA

Date: 27 March 2025

Property Ref and Version: CHM306126 - 0006

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Semi Detached House
- > Entrance Hall, Lounge, Dining Room
- > Kitchen, Rear Lobby, Utility Store, Cloakroom
- > Three Bedrooms, Bathroom
- > No Onward Chain

○ Short Description

A mature SEMI DETACHED house offering Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Utility Store and Cloakroom to the Ground Floor with Three Bedrooms and Family Bathroom to the First Floor. No Onward Chain.

○ Long Description

A mature SEMI DETACHED HOUSE situated in an ideal location for easy access to Chippenham Town Centre where you will find a range of retail outlets, shops, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London.

The property offers spacious accommodation but requires updating and offers Entrance Hall, Two Reception Rooms, Kitchen, Lobby and downstairs Cloakroom. To the First Floor there are Three Bedrooms (Two doubles) and a family Bathroom. Outside there are good size gardens to the Front and Rear. There is also gated access to the side of the property leading to the rear where there is the potential for off road parking.

○ Directions

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Agents Note

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○ Room Description

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.

Ground Floor

Entrance Hall

Entrance Porch with sliding patio doors to the front with door leading through to the Entrance Hall. Stairs rising to First Floor Landing.

Dining Room

12' 4" x 11' 9" (3.76m x 3.58m)

Window to Front. Feature fireplace with coal effect gas fire. Radiator. TV point.

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Patio doors to the rear. Feature fireplace with inset gas woodburner. TV point. Original built in cupboard (1938) and display cabinet. Radiator.

Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Fitted with base and wall units with work surfaces over. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear. Door through to Lobby area.

Lobby Area

Door to rear. Door to. WC. Door to Storage area/Utility.

Storage Area/Utility

With double glazed window to rear.

Cloakroom

Low level WC. Double glazed window to rear.

First Floor

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to front. Feature fireplace. Radiator. Storage cupboard.

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○ Room Description

Bedroom Two

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to rear. Radiator.

Bedroom Three

8' x 7' 6" (2.44m x 2.29m)

Double glazed window to side.

Bathroom

Suite comprising low level WC, vanity wash hand basin and corner shower unit with overhead shower. Double glazed window to rear.

Outside

Front

Pathway leading to the Entrance Porch. Mature tree and shrub borders.

Rear Garden

Fully enclosed. Mainly laid to lawn with mature shrub borders.

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Floor Plan



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

Approval

Signature		Date
Ben Deacon		
Mrs E. Lewington		