

for sale

guide price **£250,000**



Langley Road Chippenham SN15 1BZ

Close to Amenities, Close to Schools, Great Road Links, Scope for Extensions, Tandem Garage, Two Reception Rooms, Three Bedrooms, Good Size Plot, Viewing Advised.



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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 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 door to front. Stairs to First Floor.

Lounge

11' 7" x 10' 4" (3.53m x 3.15m)

Window to front. Feature fireplace. Radiator. Picture rail.

Dining Room

10' 4" x 10' 5" (3.15m x 3.17m)

French doors to Garden. Feature fireplace. Radiator. Built in cupboard with partially glazed doors. Picture rail.

Kitchen

9' 6" x 7' 1" (2.90m x 2.16m)

Range of base and wall units with single bowl sink unit. Cooker and hob. Gas central heating boiler. Pantry cupboard. Window to side aspect.

Inner Lobby

Doors to rear garden and WC.

Cloakroom

Low level WC. Window to rear.

Utility

Window to rear.

First Floor

Landing

Stairs from Ground Floor. Window to side.

Bedroom One

13' 4" x 10' 2" (4.06m x 3.10m)

Window to front. Built in cupboard. Fireplace. Radiator. Picture rail.

Bedroom Two

13' 4" x 10' 2" (4.06m x 3.10m)

Window to rear. Fireplace. Radiator. Picture rail.

Bedroom Three

9' x 8' 3" (2.74m x 2.51m)

Window to side. Wall heater.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment. Part tiled walls. Radiator. Window to rear.

Outside

Front

Mainly laid to lawn with driveway parking leading to the Garage.

Tandem Garage

Tandem length garage with up and over door. Door to side. Power and light.

Rear Garden

Good size with patio and lawn areas. Gated side access.





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

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

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306253 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/CHM306253



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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