

for sale

guide price **£195,000**



Hewlett Close Chippenham SN15 3TL

Attention Investors and First time Buyers. 2 bedroom mid. Terrace house. Located on the outskirts of Pewsham. This property has two double bedrooms. Parking space. Open plan living room. Conservatory to the rear.



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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

Hallway

Entrance door to front. Door through to Lounge/Diner. Stairs to First Floor.

Lounge/Diner

23' 3" x 13' 10" (7.09m x 4.22m)

Window to front. Door through to Conservatory. Opening through to Kitchen.

Kitchen

8' 10" x 6' 10" (2.69m x 2.08m)

Fitted with a matching range of base and wall units with complementary work surfaces over with in set sink and drainer. Gas cooker with cooker hood above. Plumbing for washing machine. window to rear overlooking the Conservatory. Further appliance space.

Conservatory

12' 1" x 8' 2" (3.68m x 2.49m)

Glazed construction with French doors to rear.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

10' 7" x 9' 11" (3.23m x 3.02m)

Window to front. Radiator. Fitted wardrobe.

Bedroom Two

11' 7" x 8' 3" (3.53m x 2.51m)

Window to rear. Radiator. Built in wardrobe.

Bathroom

Suite comprising low level WC, wash hand basin and shower cubicle. Window to rear. Radiator.

Outside

Front

Low maintenance with pathway to front door.

Rear Garden

Fully enclosed. Gated rear access. Mainly laid to lawn with pathway to rear.





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

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 CHIPPENHAM SN15 3HL

Property Ref: CHM306403 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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