



Connells

Bradford Road
TROWBRIDGE



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.

Property Description

Mid Terrace Traditional Style Property in an area convenient for Town Centre & Trowbridge Railway. The property is in need of some updating and retains some original features. With that in mind, this would be a great opportunity to style to your own taste / design.

Accommodation currently comprises Entrance Hall, Open Plan Lounge / Dining Room, Kitchen, Downstairs Shower Room to the Ground Floor & Three Bedrooms on the First Floor.

Outside there is an Enclosed Garden at the Rear.

The property has solar panels. These belong to the property and provide heating - paperwork available if required.

Entrance

Door to front aspect. Stairs rising to first floor. Door to Lounge / Diner.

Open Plan Lounge / Diner

24' 9" max x 10' 5" max (7.54m max x 3.17m max)

Dual aspect room with sash windows to both front and rear. Understairs cupboard. Fire place with tiled surround. Door to Kitchen.

Kitchen

9' 6" max x 8' max (2.90m max x 2.44m max)

Window & door to side aspect, leading to courtyard. Sink & drainer unit with cupboard under. Further cupboard with work surface over & selection of wall mounted units. Space for freestanding cooker & further space for under counter appliances. Door to Bathroom.

Shower Room

To the rear of the ground floor is a Shower Room & separate WC. Two windows to the rear. Walk in corner shower cubicle & wash hand basin. Semi separate low level wc.

First Floor Landing

With stairs rising from Entrance Hall upto a galleried landing with wooden balustrades / rails. Loft access. Doors to Bedrooms.

Bedroom One

12' 7" max x 11' 11" max (3.84m max x 3.63m max)

Two sash windows to front aspect. Built in alcove storage on one side.

Bedroom Two

12' 4" max x 8' 10" max (3.76m max x 2.69m max)

Sash window to rear aspect, overlooking garden.

Bedroom Three

9' 6" max x 5' 9" max (2.90m max x 1.75m max)

Sash window to rear, overlooking garden.

Front Garden

Area to the front laid to hardstand with selection of shrubs. Path to front entrance.

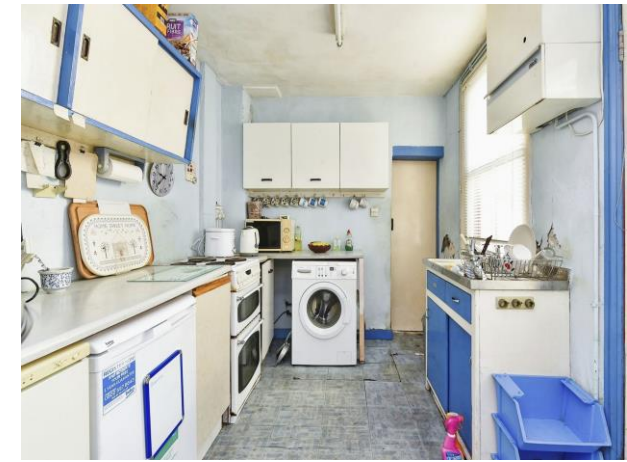
Rear Garden

Enclosed by fencing and mainly laid to lawn. Courtyard area from the kitchen and path to side all the way to rear. Garden shed.

Agents Note

It is our understanding that the property isn't registered at the Land Registry, which is the case with a significant proportion of land across England & Wales. Your conveyancer will take the necessary steps to advise you accordingly.





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 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: D

view this property online connells.co.uk/Property/TWB306848

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB306848 - 0012