



**Connells**

Harford Street  
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

Situated not far from Trowbridge Town Centre, Park & Odeon Leisure / Cinema Complex is this Mid Terrace Traditional Style Home.

Accommodation comprises Entrance Hall, Open Plan Lounge / Diner, Kitchen, Two Bedrooms & Four Piece Bathroom.

Outside there is an Enclosed Garden to the Rear and Garden to the Front.

Viewing recommended...

### Entrance

Door to front aspect. Stairs rising to first floor. Door to Open Plan Lounge / Dining Room.

### Lounge / Diner

25' 4" max x 11' 3" max ( 7.72m max x 3.43m max )

Window to front aspect. Window to rear. Door to Kitchen.

Cont'd...

## Kitchen

18' 5" x 7' 11" ( 5.61m x 2.41m )

Windows to side and rear aspects. Door to porch area. Understairs cupboard. Range of base & drawer units with work surfaces over and part tiled walls. Inset sink and drainer unit. Built in oven and inset hob with extractor over. Space for under counter appliances.

## Porch

Area for coats and shoes. Door leads out to garden.

## First Floor Landing

Stairs rising from Entrance Hall. Loft access. Doors to Bedrooms & Bathroom.

## Bedroom One

14' 4" max x 12' max ( 4.37m max x 3.66m max )

Window to front aspect. Radiator.

## Bedroom Two

12' 10" max x 9' max ( 3.91m max x 2.74m max )

Window to rear aspect. Radiator.

## Bathroom

9' 10" max x 7' 11" max ( 3.00m max x 2.41m max )

Window to rear. Four piece suite comprising walk in shower cubicle, freestanding bath, wash hand basin and low level wc. Part tiled walls.

## Front Garden

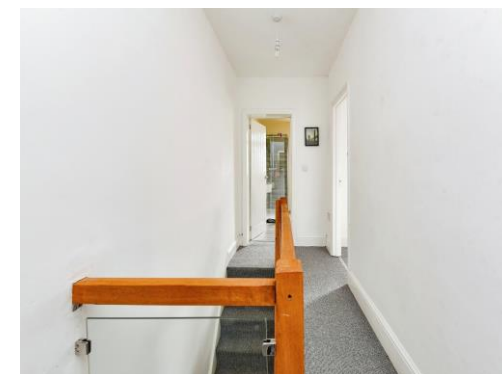
Steps up to front door from pedestrian path to the front of the terrace. Gravelled area. Shrubs

## Rear Garden

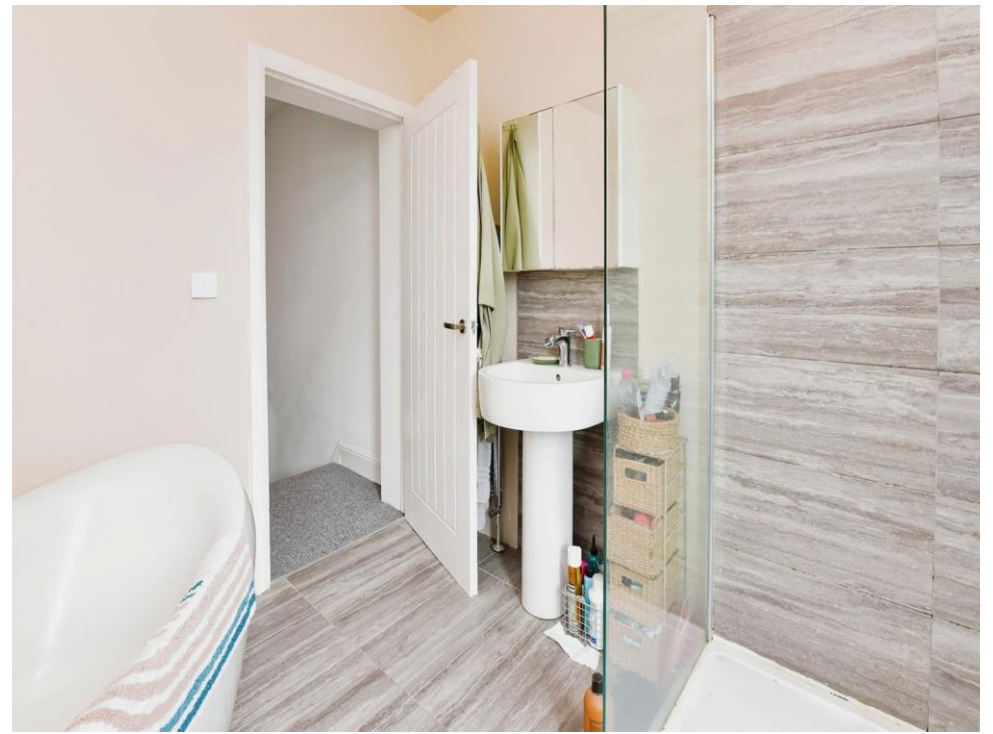
Enclosed by fencing with gated access at the rear. Mainly laid to lawn with paved patio area. Selection of shrubs,

## Agents Note

Please be advised that this property is currently tenanted & all items / possessions evident in the photo's will be removed when tenants vacate the property.















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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB306897](http://connells.co.uk/Property/TWB306897)**



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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