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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.

Property Description

Connells are delighted to market this unique & quirky End Terrace Property within walking distance of the Town Centre, Trowbridge Park & Odeon Cinema Complex.

Accommodation is arranged over three floors and comprises Bay Fronted Dual Aspect Lounge, Kitchen, Two / Three Bedrooms & Four Piece Bathroom.

Presented in good order throughout and being Offered For Sale with No Onward Chain & a viewing is highly recommended.

Entrance

Door to front aspect. Opening into Lounge.

Lounge

12' 4" max x 10' 6" max (3.76m max x 3.20m max)

Dual aspect lounge with Georgian style windows to both front & side - front window being a bay. Walkway through to Kitchen. Radiator.

Kitchen

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

Georgian style sash window to front aspect with tiled window sill. Modern fitted kitchen comprising wall & base units with work surfaces over and matching returns. Inset sink and drainer unit. Built in oven and inset hob with extractor over. Integrated fridge freezer. Space for under counter appliance. Radiator. Stairs rising to first floor.

First Floor Landing

Stairs up from Kitchen. Doors to Bedrooms.

Bedroom One

11' 10" max x 9' 8" max (3.61m max x 2.95m max)

Being of a dual aspect with two Georgian style feature arched windows. Radiator.

Bedroom Two

12' 8" max x 8' 7" max (3.86m max x 2.62m max)

Georgian style sash window to front. Radiator.

Lower Ground Floor

With stairs down from ground floor. Door to outside. Doors to Study / Bedroom Three & Bathroom.

Study / Bedroom Three

9' 1" max x 7' 8" max (2.77m max x 2.34m max)

Georgian style sash window. Radiator.

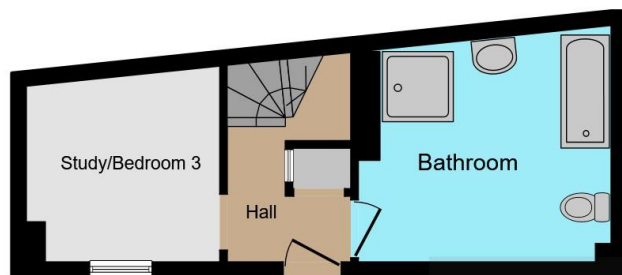
Bathroom

Good size bathroom with a four piece suite comprising bath, separate walk in shower cubicle, wash hand basin and low level wc, Window. Heated towel rail. Splashback tiling.

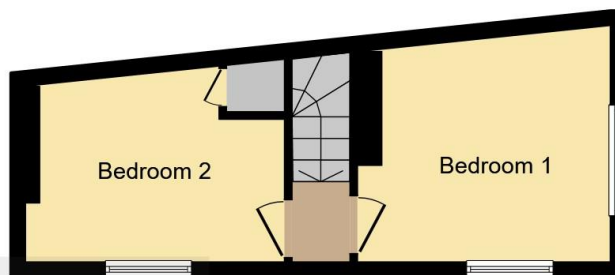
Outside

Small courtyard with wooden fence at street level,

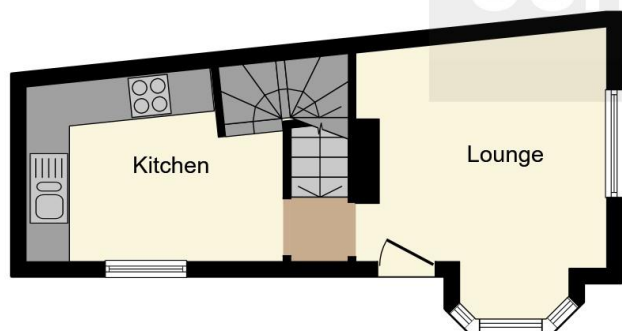




Lower Ground Floor



First Floor



Ground Floor

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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EPC Rating: E

view this property online connells.co.uk/Property/TWB307309

Tenure: Freehold



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