



Connells

Kingfisher Drive
Westbury



Auctioneer's Comments

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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

End Terraced Home on an established residential development on the outskirts of Westbury. The property is presented to a high standard throughout & an early viewing is highly recommended - ideal FTB Opportunity.

Entrance Hall, Kitchen, Lounge / Diner, Two Bedrooms & Bathroom.

Outside, there is Off Road Parking to the Front & Enclosed Garden at the Rear.

Entrance

Door to front. Doors to Kitchen and Lounge.

Lounge

16' 8" max x 12' 6" max (5.08m max x 3.81m max)

Patio doors to rear garden. Stairs to First Floor Landing.

Kitchen

9' 10" max x 6' 9" max (3.00m max x 2.06m max)

Window to front. Comprising wall & base units with work surfaces and part tiled walls. Inset sink and drainer. Built in oven and inset hob. Integrated dishwasher. Space for appliances.

First Floor Landing

With stairs from Lounge. Airing cupboard. Doors to Bedrooms & Bathroom.

Cont'd...

Bedroom One

11' 6" max x 9' 7" max (3.51m max x 2.92m max)
Window to rear aspect. Radiator. Built in wardrobe.

Bedroom Two

11' 5" max x 6' 4" max (3.48m max x 1.93m max)
Window to front. Loft hatch. Radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Splashback tiling.

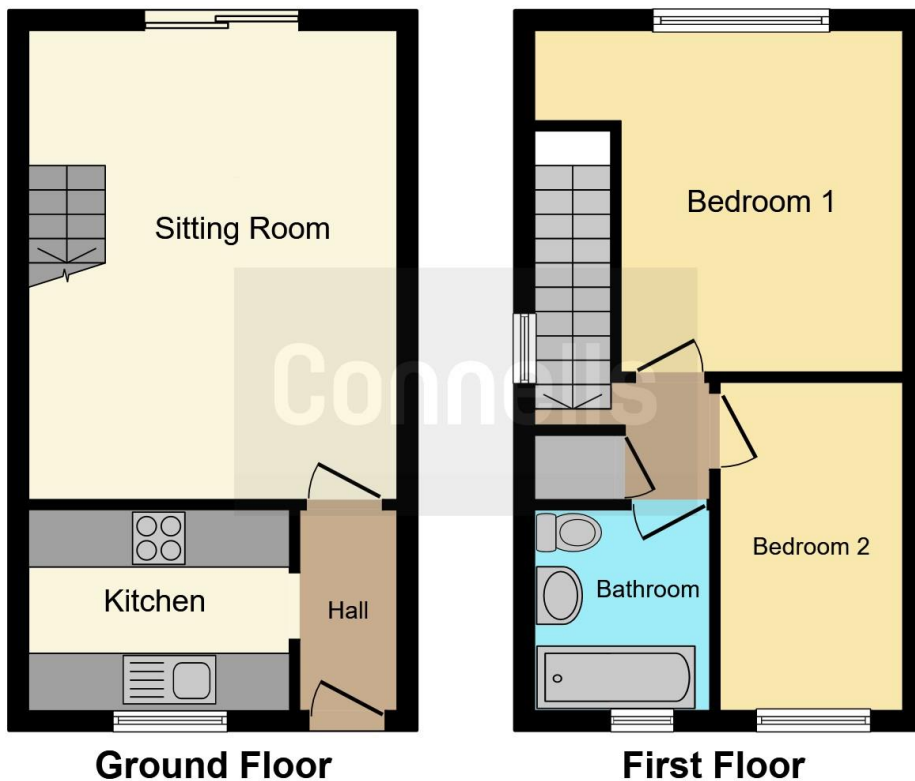
Front Of The Property

Path to front door. Are laid to hard standing providing off road parking.

Rear Garden

Enclosed by fencing. Low maintenance garden - laid to decking and artificial grass. Shed. Rear gate.





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

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EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/TWB307429



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.

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