



Connells

Swan Lane
Wickford



Property Description

A rare opportunity to purchase this detached home which has plenty to offer any purchaser. Positioned on a generous corner plot with plenty of off street parking, detached garage, and private rear garden which includes summer house. Internally there is a lounge opening into dining room, kitchen and utility room, ground floor bedroom and shower room and a study area with stairs leading the first floor master bedroom and en-suite. This property has great potential due to its location and size so viewing is strongly recommended.

Entrance Hall

Access via door to front. Doors to all rooms.

Shower Room

Double glazed window to front. Three piece suite comprising of corner shower cubicle, wash hand basin and low level flush W.C. Radiator.

Study / Inner Hallway

8' 9" x 7' 9" (2.67m x 2.36m)

Double glazed window to side. Range of fitted cupboards. Stairs to first floor accommodation.

Lounge

13' 8" x 12' 5" (4.17m x 3.78m)

Double glazed window to rear. Double glazed door to side. Radiator. Open plan to Dining Room.

Dining Room

14' 6" x 9' 8" (4.42m x 2.95m)

Kitchen

12' 7" x 9' 4" (3.84m x 2.84m)

Double glazed window to side. Kitchen is fitted with a range of wall mounted and base units finished with worksurfaces inset with sink/drain unit. Integrated oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher.

Utility Area

9' 7" x 7' (2.92m x 2.13m)

Double glazed door and window to rear. Fitted with a range of wall mounted and base units, finished with worksurfaces inset with Butler sink.

Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m)

This room is situated on the ground floor. Double glazed window to front. Radiator.

Bedroom Two

21' 7" x 9' 5" (6.58m x 2.87m)

This room is on the first floor and has some restricted head height. Two double glazed Velux windows. Built in eaves storage.

En-Suite

Double glazed Velux window to front. Three piece suite comprising of panel enclosed bath, wash hand basin and low level flush W.C. Radiator. Part tiled.

Front Garden

The front of the property is laid to block paving providing ample off street parking and access to the garage.

Rear Garden

The private, unoverlooked rear garden commences with a patio area with the remainder being laid to lawn . There is a summerhouse which we understand is to remain.

Garage

The garage is access via an up and over door.

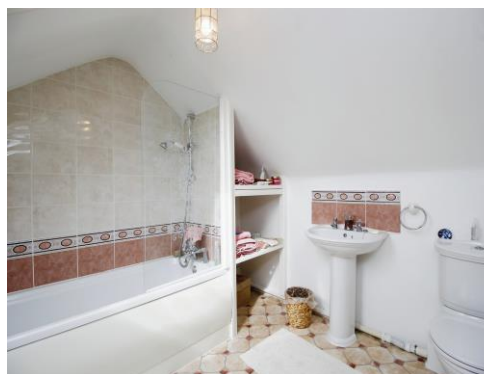
Auctioneer's Comments

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.

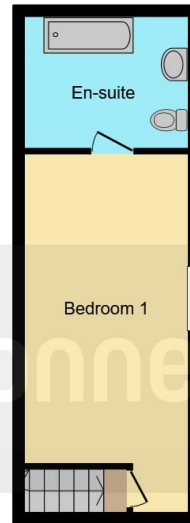




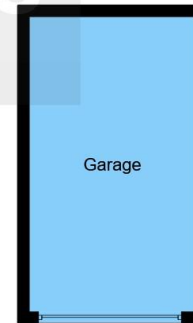




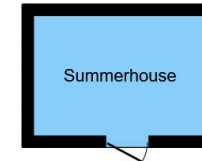
Ground Floor



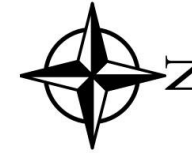
First Floor



Outbuilding



Summerhouse



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 01268 777 767
E rayleigh@connells.co.uk

113-115 High Street
RAYLEIGH SS6 7QA

view this property online connells.co.uk/Property/RAY307615

directions to this property:

Sat Nav: SS11 7DG

EPC Rating: D

Tenure: Freehold



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