



Bridge End Road, SWINDON SN3 4PD

welcome to

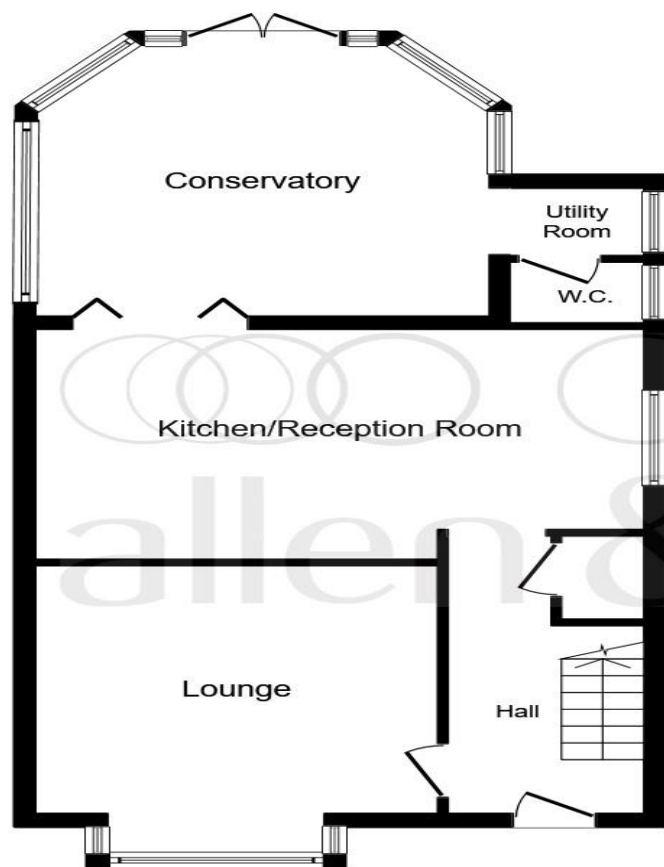
Bridge End Road, SWINDON

Positioned on Bridge End Road on the edge of Lower Stratton, Allen & Harris are pleased to offer the opportunity to acquire this bay windowed three bedroom semi detached home in need of further improvement, situated in a popular residential area with access to local shops and local schools with amenities close by. The ground floor accommodation comprises an entrance hall, lounge, Kitchen/ dining room and conservatory. Whilst the first floor boasts three bedrooms and a family bathroom. Further benefits include double glazed windows, gas radiator central heating, an enclosed rear garden. Driveway parking to the front for several cars. Available with no onward chain, an early inspection of this property is highly recommended to avoid disappointment.

Leasehold Information

Whilst technically a leasehold with 933 years remaining, the annual ground rent of £2 and 5 shillings has not been requested in many years affording the opportunity to claim the freehold under absent landlord rules. Being a leasehold has had no impact on the current owner in respect to modifications or mortgage applications throughout their time at the property.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom - Semi Detached
- Three Reception Rooms

Tenure: Leasehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
SWE104657 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



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