



Rivetts Close, Olney, MK46 5PB

welcome to

Rivetts Close, Olney

Located in the popular market town of OLNEY stands this SUPERB SEMI-DETACHED home. Perfect as a FIRST TIME BUY the property offers accommodation to benefit from a lounge to the front, CONSERVATORY leading to GARDEN, upstairs BEDROOMS & BATHROOM. Outside GARDENS & DRIVEWAY PARKING.

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 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.

Lounge

13' 3" x 13' 2" (4.04m x 4.01m)

Double-glazed window to front, stairs rising to first floor landing, radiator, doorway into kitchen.

Kitchen

13' 2" x 9' 2" (4.01m x 2.79m)

Fitted with a range of wall and base units with work surfaces over, sink with drainer, space for appliances, partly tiled, tiled flooring, double glazed window to rear. Archway to:

Conservatory

9' 8" x 7' 2" (2.95m x 2.18m)

Double-glazed window to rear, doors leading out to rear garden, radiator.

First Floor Landing

Stairs from the ground floor and doors to:

Bedroom One

13' 2" x 9' 6" (4.01m x 2.90m)

Double-glazed window to front, built-in wardrobes, radiator.

Bedroom Two

10' 11" x 6' 4" (3.33m x 1.93m)

Double-glazed window to rear, radiator.

Bathroom

Fitted with a suite to comprise: P shaped bath with shower over, wash hand basin and w.c. Fully tiled, double-glazed window to rear.

Outside

Front Garden

Area of lawn with pathway leading to front door.

Rear Garden

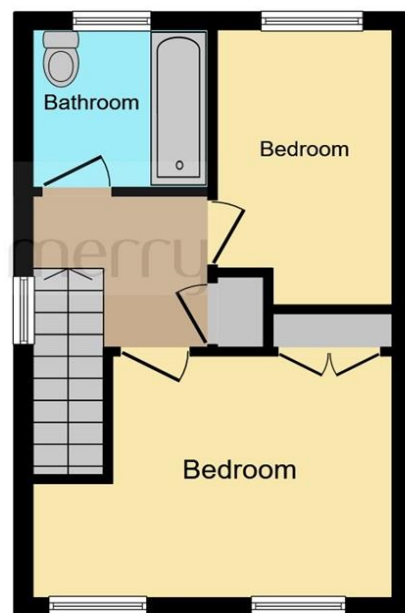
Mature garden with paved patio area, flower and shrub borders and the remainder being laid to lawn.

Parking

Driveway parking.



Ground Floor



First Floor

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.



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Rivetts Close,
Olney

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO-BEDROOM SEMI-DETACHED
- EXCELLENT LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price
£220,000



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Property Ref:
NPL105825 - 0002

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