

for sale

guide price **£260,000**



Boundary Close Swindon SN2 7TG

This **THREE BEDROOM DETACHED FAMILY HOME** located in a **CUL-DE-SAC** within the residential area of Kingsdown Park, East Swindon. Close to all local amenities and within easy access to the A419 and M4. **DRIVEWAY PARKING TO THE FRONT.**

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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 4.5% 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 Accommodation Open Plan Living Accommodation

24' 4" x 17' 7" MAX extending to 9' 1" (7.42m x 5.36m MAX extending to 2.77m)

Double glazed door to the front aspect. Double glazed French doors to the rear garden Double glazed window to the rear and front aspect. Archway leading to the utility area. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with mixer tap. Integrated boiler, oven, four ring electric hob, under counter fridge freezer. Under floor heating.

Utility Room

9' x 7' 11" (2.74m x 2.41m)

Under floor heating.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.



Bedroom One

12' 11" x 8' 6" (3.94m x 2.59m)

Double glazed window to the rear aspect.

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of wash hand basin with vanity, panelled bath with shower over and Low Level WC. Fully tiled to all areas

External Features

Garden

Fenced Boundaries. Supporting wall. Second tier laid to lawn/. Hard standard area leading from the house.

Parking

Allocated parking







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

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 SWINDON SN25 4AN

Property Ref: SDN312381 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/SDN312381

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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