



Connells

Southbrook Street
Swindon



Property Description

NO ONWARD CHAIN

This wonderful property situated in the well established area of Rodbourne Cheney North Swindon. A three bedroom semi-detached home looking for renovation project. The property is located within the catchment area for a range of schools ranging from Nursery to Secondary Schools. Rodbourne Cheney is a popular residential location situated just 5/10 minutes from Swindon's Town Centre and local amenities include a number of convenience stores, parks and supermarkets. This spacious accommodation comprises of entrance hall, lounge, dining room, kitchen and garden room. On the first floor you will find landing with access to the three bedrooms and family bathroom. Externally the accommodation has enclosed rear garden, garage and parking for two cars. With a redecoration this will allow you to put your own stamp on this property and could be your forever family home

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 Entrance Hall

Double glazed door to the front aspect. Double glazed window to the side aspect. Stairs rising to the first floor accommodation. Door leading to the dining room, lounge and kitchen. Radiator.

Lounge

22' 11" x 12' 4" MAX narrowing to 10' 11" (6.99m x 3.76m MAX narrowing to 3.33m)
Double glazed bay window to the front aspect. Gas fire place. Radiator.

Dining Room

11' 10" x 10' 11" MAX narrowing to 9' 9" (3.61m x 3.33m MAX narrowing to 2.97m)
Single glazed window to the rear aspect. Gas fire place.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed window to the side aspect. Door leading to the garden room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Under stair storage cupboard. Sink with drainer and mixer tap. Tiled splash back to water sensitive areas. Radiator.

Garden Room

16' 1" x 6' 1" (4.90m x 1.85m)

Window to the rear aspect. Door leading to the rear garden. Space and plumbing for washing machine.

First Floor Accommodation First Floor Landing

Double glazed window to the side aspect. Access to all bedrooms and family bathroom. Loft access.

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath. Radiator.

External Features Garden

Fenced boundaries. Rear access and garage access at the bottom of the garden. Access to the front of the property. Mainly laid to lawn with mature shrubs and beds.

Parking

Parking for two cars to the rear of the property

Garage

16' 3" x 7' 11" (4.95m x 2.41m)

Double door to the rear aspect. Double glazed window to the front aspect. Door to the side

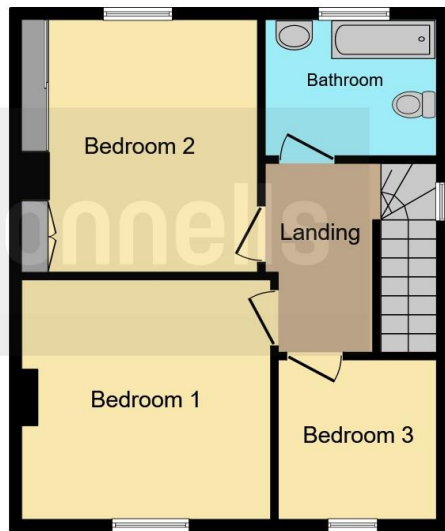
Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

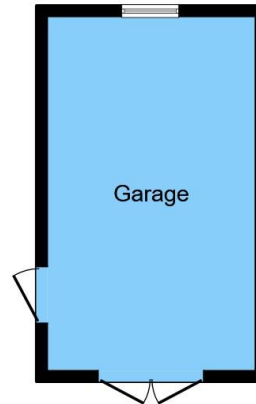




Ground Floor



First Floor



Garage

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

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EPC Rating: D

view this property online connells.co.uk/Property/SDN312710



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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