



Connells

Ermin Street
Swindon



Property Description

NO ONWARD CHAIN Deceptively spacious three bedroom character cottage which is located in the sought after location of Stratton, North East Swindon. The property is situated close to all nearby local amenities, transport links and schooling. The accommodation briefly comprises entrance hall, lounge/diner, fitted kitchen, separate utility room, bathroom, three generous bedrooms, large than average enclosed rear garden with further access to garage and parking. The property further benefits from acoustic double glazing to front aspect. With updating required for cosmetics is the perfect opportunity for someone looking for a small renovation project to put your own stamp on property. Viewing is highly recommended.

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 front aspect. Laminate flooring. Under stairs storage cupboard.

Lounge / Dining Room

21' 1" x 12' 1" (6.43m x 3.68m)
Double glazed window to the front aspect. Two radiators. Telephone point. Television point. Feature fireplace.

Kitchen

8' 10" x 7' 9" (2.69m x 2.36m)
Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers with work surfaces. One and a half bowl stainless steel sink drainer. Splash back tiling. Space and points for a gas or electric cooker. Vinyl flooring.

Utility Room

9' 3" x 6' 6" (2.82m x 1.98m)
Double glazed window to rear aspect. Double glazed door leading to the rear garden. Space and plumbing for a washing machine. Space and plumbing for a dishwasher.

First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

Bedroom One

15' 7" x 9' 10" (4.75m x 3.00m)

Double glazed window to the front. Radiator.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

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

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscured double glazed window to the rear aspect.. Three piece suite comprising of panelled bath with electric shower, pedestal wash hand basin and Low level WC. Heated towel rail.

External Features

Front Garden

Small paved area with low boundary brick wall. Path leading to front.

Rear Garden

Large than average garden. Mainly laid to lawn. Raised flower beds. Enclosed by panel fencing.

Parking

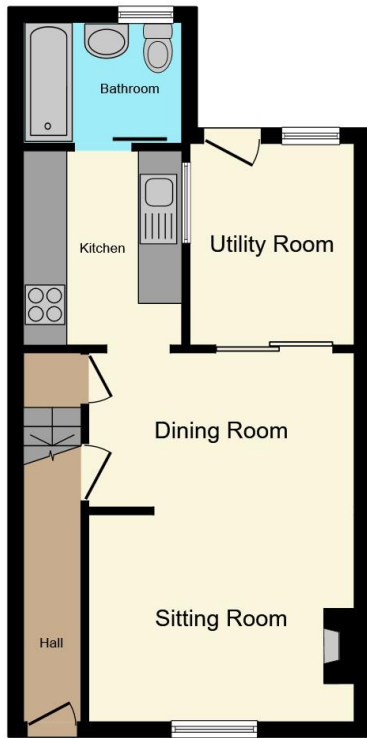
Driveway parking

Garage

22' x 14' 1" (6.71m x 4.29m)

Power and light

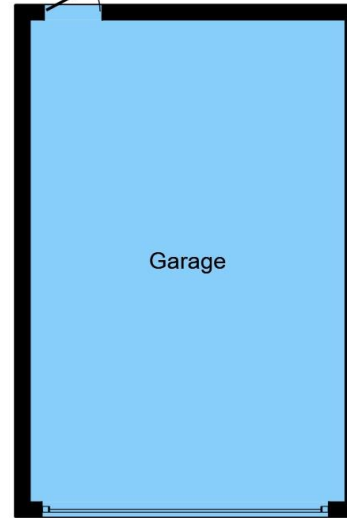




Ground Floor



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: C

view this property online connells.co.uk/Property/SDN312870



Tenure: Freehold



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