

for sale

guide price **£170,000**



Deburgh Street Swindon SN2 2BX

Being sold with **NO ONWARD CHAIN** large and immaculately presented **TWO BEDROOM** Edwardian terraced home situated within the heart of the popular **RODBOURNE** area and conveniently located within a short walk of the Designer Outlet Village and the Even Swindon primary school. **ON-STREET PARKING**

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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

Lounge

11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window to the front aspect. Door to the front aspect. Stairs rising to the first floor accommodation. Shelving. Archway to the dining room. Radiator.

Dining Room

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to the rear aspect. Door to the kitchen. Under stairs storage cupboard. Radiator.

Kitchen

11' 1" x 7' 7" (3.38m x 2.31m)

Window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Door leading to the rear hall. Space and plumbing for washing machine. Integrated oven, four ring electric hob and cooker hood. tiled splash back to water sensitive areas.



Rear Hall

Double glazed door to the rear aspect. Door to the bathroom. Storage cupboard.

Bathroom

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

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Access to both bedrooms.

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m)

Double glazed window to the rear aspect. Airing cupboard. Radiator.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to the front aspect. Radiator.

External Features

Garden

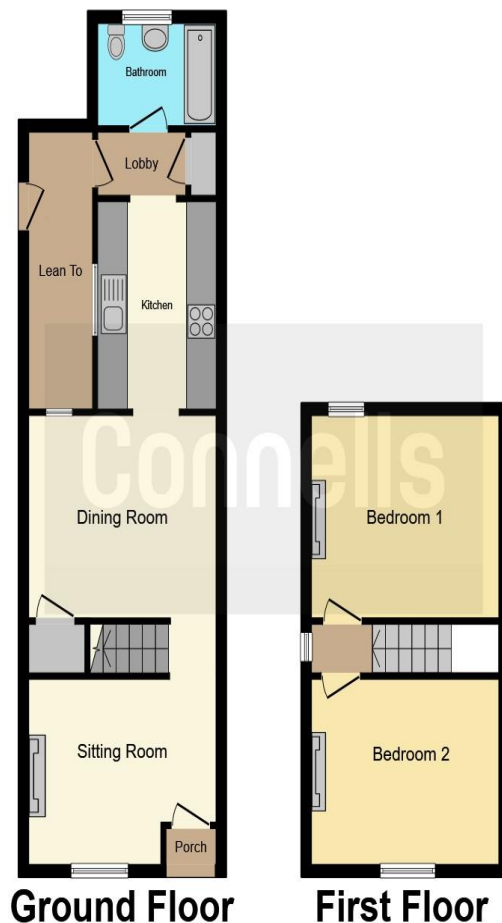
Walled boundaries.

Parking

On-street parking.







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

To view this property please contact Connells on

T 01793 708050

E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN312505 - 0004

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/SDN312505

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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