

for sale

guide price **£190,000**



## Bourne Road Swindon SN2 2JP

This charming **THREE BEDROOM SEMI-DETACHED HOME** is offered to the market with the added benefit of **NO ONWARD CHAIN**. **TWO RECEPTION ROOMS**. The property has a large **ENCLOSED REAR GARDEN**.





# Bourne Road Swindon SN2 2JP

## 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.





## Ground Floor Accommodation

### Entrance Porch

Double glazed window to the front aspect. Double glazed windows to all areas. Access to entrance hall.

### Entrance Hall

Access to lounge, kitchen and cloakroom.

### Cloakroom

Two piece suite comprising of Low Level wc and wash hand basin.

### Lounge

13' 3" x 12' 6" ( 4.04m x 3.81m )

Triple glazed window to the front aspect. Double doors to the dining room. Gas fire place. Radiator.

### Dining Room

10' 1" x 8' 11" ( 3.07m x 2.72m )

Doors leading to the kitchen and double glazed sliding doors to the conservatory.

### Kitchen

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to the rear aspect. Access to the dining room and hall. Double glazed door to the side leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space and plumbing for washing machine. One and a half sink with drainer and mixer tap. Integrated oven, cooker hood and electric hob. Partially tiled to water sensitive areas.

### Conservatory

16' x 8' ( 4.88m x 2.44m )

Double glazed window to all areas.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom

### Bedroom One

11' 6" x 11' 3" MAX narrowing to 9' 2" ( 3.51m x 3.43m MAX narrowing to 2.79m )

Triple glazed window to the front aspect. Radiator.

### Bedroom Two

11' 2" x 10' 2" ( 3.40m x 3.10m )

Triple glazed window to the rear aspect. Radiator.

### Bedroom Three

8' 6" x 8' 4" ( 2.59m x 2.54m )

Triple glazed window to the front aspect. Radiator.

### Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower.

## External Features

### Garden

Fenced boundaries. Shed. Greenhouse. Mainly laid to lawn.

### Agent Note

Please note this is a non-standard construction Easi-form





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](http://www.focalagent.com)

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Property Ref: SDN312876 - 0005

**Tenure:** Freehold

**EPC Rating:** C

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