

for sale

guide price **£300,000**



Rowan Road Swindon SN2 1JA

NO ONWARD CHAN! Situated in a popular and well-connected area of North Swindon in MOREDON, this **THREE BEDROOM DETACHED HOME**. **BRAND NEW MORDEN KITCHEN!** Large enclosed private rear garden. **GARAGE AND DRIVEWAY 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 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 and side aspect. Door to the front aspect. Door to the entrance hall. Storage cupboard.

Entrance Hall

Doors to the stairs to the first floor accommodation and lounge. Door to the porch. Radiator.

Cloakroom

Obscure double glazed widow to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin.

Lounge

15' 11" x 12' 8" MAX narrowing to 11' 3" (4.85m x 3.86m MAX narrowing to 3.43m)

Double glazed window to the front aspect. Door to the kitchen. Gas fire with surround. Television point. Telephone point.

Kitchen

15' 10" x 10' 7" (4.83m x 3.23m)

Double glazed window to the rear aspect. Double glazed French doors to the conservatory. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Quartz work tops. Integrated four ring electric hob, cooker hood and washing machine. Radiator.

Utility Room

13' 10" MAX narrowing to 8' 11" x 7' 6" (4.22m MAX narrowing to 2.72m x 2.29m)

Double glazed window to the rear aspect. Door to the garage. Door to the downstairs cloakroom. Space and plumbing for washing machine. Space for fridge freezer.

Conservatory

15' 11" x 8' 7" (4.85m x 2.62m)

Double glazed door to the rear garden. Double glazed window to the rear and side aspect.

First Floor Accommodation

First Floor Landing

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

Bedroom One

13' 8" x 8' 10" (4.17m x 2.69m)

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

Bedroom Three

9' 2" MAX x 6' 6" (2.79m MAX x 1.98m)

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, wash hand basin with vanity and shower. Fully tiled to all areas. Heated towel rail.

External Features

Garden

Fenced boundaries. Mainly laid to lawn. Shed.

Parking

Driveway parking

Garage

19' 1" x 7' 5" (5.82m x 2.26m)

Electric roller door. Door to utility room





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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Unit B11 North Swindon District Centre Thamesdown Drive
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Property Ref: SDN313627 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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