

for sale

guide price **£210,000**



Ipswich Street SWINDON SN2 1DB

NO ONWARD CHAIN! Situated in the sought-after Ferndale area of Swindon, this well-maintained TWO BEDROOM HOME offers a blend of character, space, and modern comfort. TWO RECEPTION ROOMS. Enclosed low maintenance rear garden.



Ipswich Street SWINDON SN2 1DB

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 door to the front aspect. Door to the entrance hall.

Entrance Hall

Double glazed door to the porch. Stairs rising to the first floor accommodation. Access to the dining room. Radiator.

Dining Room

13' 9" x 10' (4.19m x 3.05m)

Double glazed window to the rear aspect. Access to kitchen and lounge. Two storage cupboard. Radiator.

Lounge

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed bay window to the front aspect. Storage cupboard. Fire place. Television point. Telephone point. Radiator.

Kitchen

Double glazed window to the rear and side aspect. Access to lean to. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space for oven. Sink with drainer and mixer tap. Space and plumbing for washing machine. Tiling to water sensitive areas. Radiator.

Boot Room

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

First Floor Accommodation

First Floor Landing

Access to all rooms and family bathroom. Loft access.

Bedroom One

13' 9" MAX narrowing to 12' 07" x 9' 8" (4.19m MAX narrowing to 3.84m x 2.95m)

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

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with mixer tap and shower over. Partially tiled to water sensitive areas. Radiator.

External Features

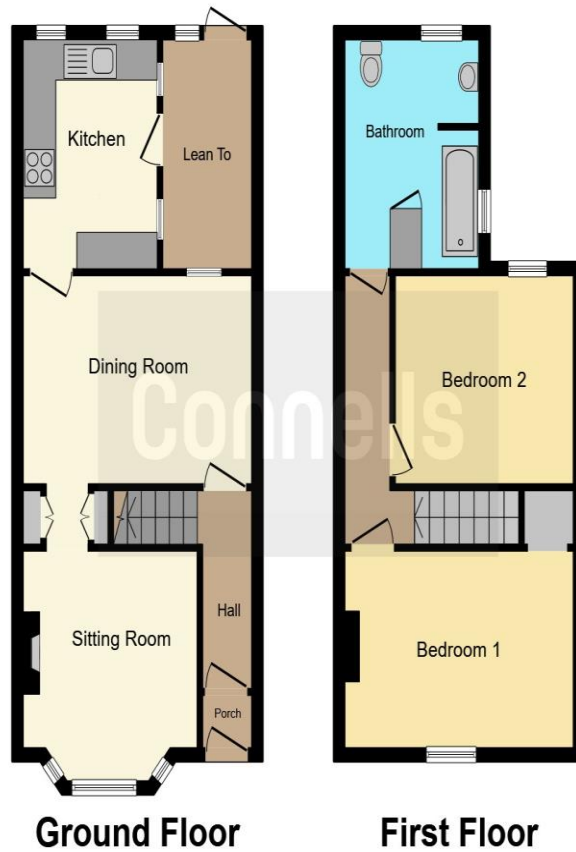
Garden

Fenced boundaries. Laid to patio and stone. Gate to the rear of the property.

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: SDN313698 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/SDN313698



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk