





Property Description

Connells are pleased to bring to the market this well-presented and spacious three-bedroom home is arranged over three floors, offering flexible living accommodation ideal for modern family life or professional buyers. This property benefits from a driveway.

The ground floor comprises a welcoming entrance hall with a convenient WC, leading through to a generous open-plan kitchen/lounge/diner. This bright and versatile space provides ample room for cooking, dining and relaxing, making it ideal for both everyday living and entertaining.

On the first floor are two well-proportioned bedrooms, including a comfortable double bedroom and a further single bedroom, both served by a family bathroom.

To the second floor there is a impressive master bedroom, a particularly spacious double room benefiting from a en-suite shower room, creating a peaceful and private retreat.

Externally, To the side of the property there is a driveway. To the rear there is a fully enclosed garden mainly laid to lawn with a small patio area.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today 01476590050

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

Entrance Hall

With doors leading to the W.C, lounge / diner / kitchen. Stairs leading to the first floor. Karndean flooring and a radiator.

Downstairs W.C

With a double glazed window to the front, radiator, W.C, wash hand basin, Karndean flooring.

Lounge / Diner

With double glazed window to the rear and the side, patio doors leading to the rear garden, Karndean flooring, radiator, two velux windows, door to the understairs cupboard.

Kitchen

With a double glazed window to the front, Karndean flooring, ceiling spot lights, range of wall and base units, integrated fridge freezer, built in oven, gas hob with extractor fan above and a radiator.

First Floor

Landing

With doors leading to the bathroom and two bedrooms, stairs leading to the second floor,

radiator, carpet.

Bedroom Two

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Three

Single bedroom, double glazed window to the front, carpet and a radiator.

Bathroom

With a double glazed window to the side, ceiling spotlights, wash hand basin, W.C, bath with shower over, towel rail, lino flooring.

Second Floor

Bedroom One

Double bedroom, carpet, two radiators, velux windows, good space to create a dressing area or wardrobe space, door leading to the en-suite. Access to the loft.

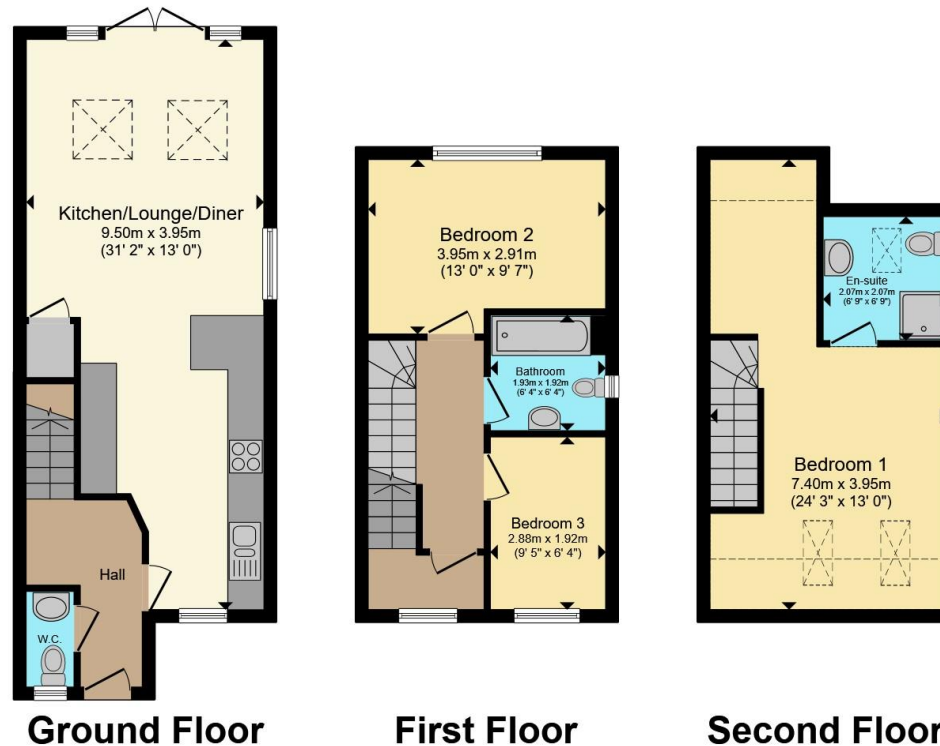
En-Suite

With a velux window, ceiling spotlights, towel radiator, wash hand basin, W.C, shower cubicle.









Total floor area 97.2 m² (1,047 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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2 Watergate
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309352



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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