



Northbrook Close, Market Lavington DEVIZES SN10 4AR

Welcome to

Northbrook Close, Market Lavington DEVIZES

Updated four-bedroom end-of-terrace in a sought-after Wiltshire village. Spacious, versatile living with lounge, kitchen/diner, bathroom and WC. Four good bedrooms with countryside views. Corner plot with gardens, garage and parking.

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.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, access to the living room and kitchen/dining room, a built-in understairs storage cupboard, original wood flooring, and a radiator.

Living Room

A bright and spacious dual-aspect reception room with windows to the front and side, allowing for plenty of natural light. Features an attractive fireplace as a focal point, original wooden flooring, ample space for lounge furnishings, and a radiator.

Kitchen

A beautifully appointed fitted kitchen featuring a range of wall and base units with work surfaces over. The central island incorporates an integrated oven and induction hob, along with a breakfast seating area ideal for entertaining. Further benefits include integrated appliances (washing machine, dishwasher, and fridge/freezer), an inset fireplace with log burner, a window to the rear, door leading out to the garden, original wood flooring, and a radiator.

Bathroom

Stylishly fitted bathroom comprising a freestanding roll-top bath with rainfall shower over, wash hand basin, and a built-in cupboard housing the combi boiler. Further features include an obscure side window, tiled flooring, and a chrome ladder-style heated towel rail.





W.C

Comprising a low-level WC, obscure window to the side aspect, tiled flooring, and a radiator.

Landing

Stairs rising from the entrance hall with access to all four bedrooms and a loft hatch.

Bedroom One

A well-proportioned dual-aspect bedroom with windows to the front and side, allowing for an abundance of natural light. Features include double built-in wardrobes with mirrored sliding doors and a radiator.

Bedroom Two

A further generously sized bedroom with a window to the rear aspect enjoying lovely countryside views. Offers ample space for bedroom furniture and includes a radiator.

Bedroom Three

A good-sized and versatile room, ideal for use as a bedroom, home office, or hobby space. Positioned to the rear of the property, it enjoys lovely countryside views and benefits from a built-in storage cupboard and a radiator.

Bedroom Four

A further good-sized bedroom with a window to the front aspect, offering ample space for bedroom furniture and benefiting from a radiator.

Front Garden

A pathway leads to the front door, with lawned areas to either side and gated access providing entry to the rear garden.

Rear Garden

A generous rear garden which wraps around the side of the property, enclosed by panel fencing and benefiting from gated rear access. The garden features a patio area to the fore, with the remainder laid to lawn, offering a good degree of privacy and ample space for seating and outdoor entertaining.

Garage

With an up and over door, two windows and personal door to the side.

Parking

Driveway parking for approx four vehicles.



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DEVIZES

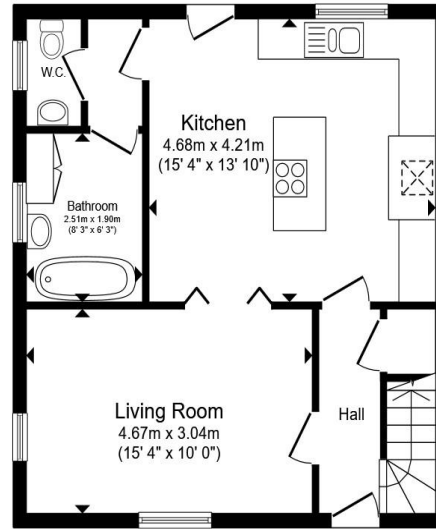
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Four Bed End of Terrace Family Home
- Spacious & Versatile Living Accommodation

Tenure: Freehold EPC Rating: E

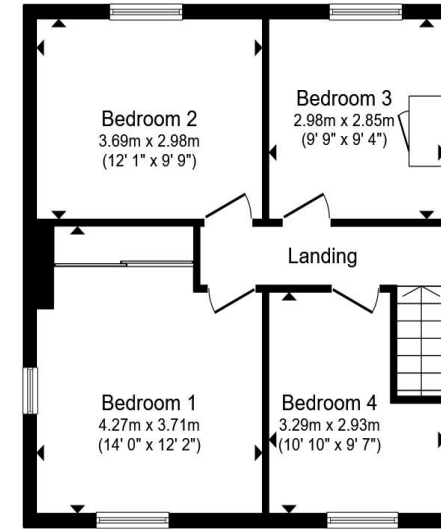
Council Tax Band: C

guide price

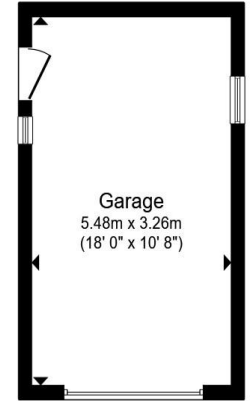
£300,000



Ground Floor



First Floor



Garage

Total floor area 116.1 m² (1,249 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

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Property Ref:
DVZ107265 - 0003

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