

for sale

guide price **£325,000**



Brook Street CHIPPENHAM SN14 0HN

A well-proportioned three-bedroom semi-detached home situated in a convenient and established residential area on the western side of Chippenham. Garage/workshop and Car Port plus driveway to the side of the property.



Brook Street CHIPPENHAM SN14 0HN

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

Hallway

Entrance door to the side. Stairs to First Floor. Understairs storage cupboard.

Lounge

Window to front. Feature fireplace.

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker. Breakfast bar area. Two windows to rear. Door to inner lobby.

Inner Lobby

Doors to Utility Room and Study Bedroom.

Utility Room

Door to rear garden.

Study/Bedroom

Two windows to front.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Window to rear.

Outside

Front

Front garden laid to lawn. Driveway parking for several vehicles. Car Port to the side of the property with a Garage to the rear.

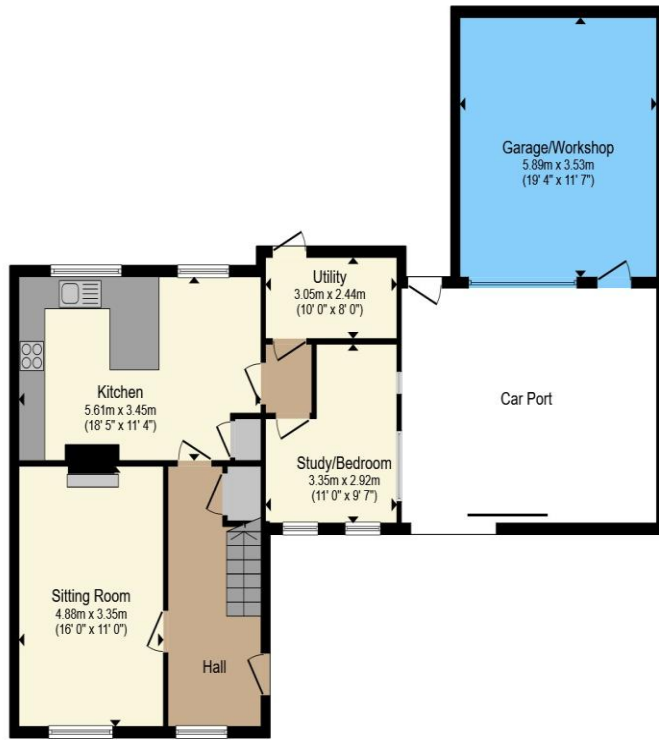
Rear Garden

Fully enclosed. Lawn areas. Mature shrub borders. Patio area. Decking area with pergola.

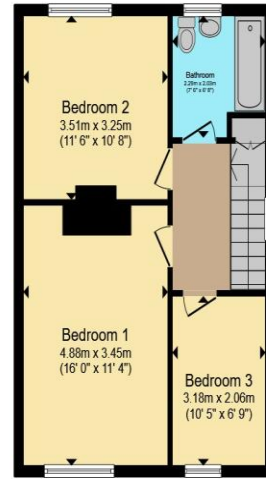
Agents Note

The vendors have advised that in the past planning permission was given for an additional dwelling to be built to the side of the property. This permission has since lapsed.





Ground Floor



First Floor

Total floor area 132.3 m² (1,425 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

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306580 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online [connells.co.uk/Property/CHM306580](https://www.connells.co.uk/Property/CHM306580)



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