

for sale

guide price **£230,000**



Boothmead Chippenham SN14 0HU

Offered to the market with no onward chain, this spacious three-bedroom end-terraced home occupies a large corner plot in the popular Boothmead area of Chippenham



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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

Entrance Porch

Entrance door to front. Door to Hallway.

Hallway

Stairs to First Floor. Door to Lounge and Garage.

Lounge

Window to front. Feature fireplace with inset fire. Patio doors to Conservatory. Door to Kitchen.

Kitchen/Diner

Fitted with a range of base and wall units with integrated sink and drainer. Built in oven and hob with cooker hood over. Built in wine rack. Plumbing for washing machine. Door to Conservatory/Garden Room.

Conservatory/Garden Room

Glazed construction with door to side.

First Floor

Landing

Stairs from Ground Floor. Doors to Bedrooms and Bathroom.

Bedroom One

Window to front. Built in wardrobes.

Bedroom Two

Window to front. Built in wardrobes.

Bedroom Three

Window to rear. Built in wardrobes.

Bathroom

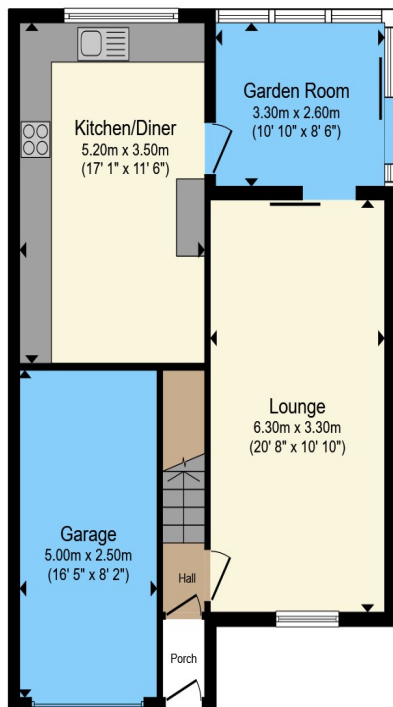
Suite comprising low level WC, wash hand basin and corner bath. Window to rear.

Outside

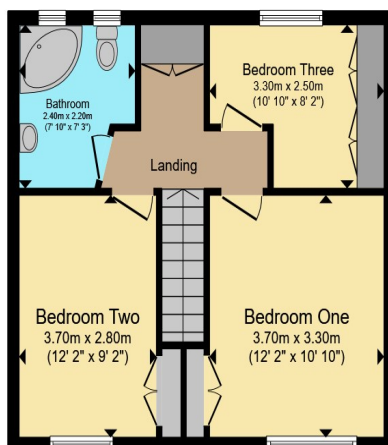
Front, Side and Rear Gardens

Driveway to front leading to the integral garage with up and over door. Large corner plot with the potential to the side to build another dwelling subject to planning permissions. There is also a useful workshop to the rear.

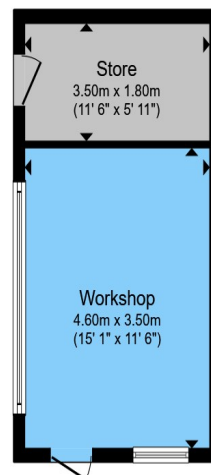




Ground Floor



First Floor



Outbuilding

Total floor area 131.7 m² (1,417 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

Connells

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Property Ref: CHM306712 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
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