



**New Buildings, Nursted Road, Devizes SN10 3DZ**

## Welcome to

### New Buildings, Nursted Road, Devizes

Three-bedroom semi-detached home offering superb potential to modernise or extend (STPP), with generous rear garden and driveway parking. Sold with no onward chain, presenting a great opportunity to create a personalised family home in this popular location for buyers now.

#### 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

Entrance to this three bed semi detached house situated in a popular residential area and offering scope for improvement is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, doors leading to the lounge and kitchen, large walk in storage cupboard with window, under stairs storage, laminate flooring and a radiator.

#### Lounge

Generous lounge with a window to the front aspect, brick built fireplace with mantle and hearth. Ample space for lounge furniture and two radiators.

#### Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over and a breakfast bar, stainless steel sink drainer. Integrated oven, integrated hob with extractor above, under counter appliance space. Window to the side aspect and further window to the dining room, Wall mounted boiler, lino flooring and a radiator.

#### Dining Room

Good sized dining room with a window to the rear aspect and door leading to the rear garden. Door leading to the W.C, lino flooring and a radiator.

#### W.C

Cloakroom comprising a low level w/c, wash hand basin with tiled splash backs, plumbing for washing machine and a radiator.

#### Study

Another good sized versatile reception room which could be a study or playroom with a window to the rear aspect and a radiator.





### **Landing**

Stairs from the entrance hall, window to the front aspect, doors leading to all bedrooms and bathroom.

### **Bedroom One**

Generous bedroom with two windows to the rear aspect, feature fireplace and a radiator.

### **Bedroom Two**

Good sized second bedroom with a window to the front aspect, feature fireplace and a radiator.

### **Bedroom Three**

Situated to the rear of the property with a window overlooking the garden and a radiator.

### **Bathroom**

Bathroom comprising a low level w/c, wash hand basin and bath with shower over. Built in airing cupboard, extractor fan, lino flooring and a radiator.



### **Rear Garden**

A generously sized garden offering superb potential and an ideal blank canvas for landscaping or redesign. Currently overgrown, the space could easily accommodate seating areas, a lawn, vegetable beds, or an entertaining zone. With some vision, this garden could be transformed into a truly impressive outdoor retreat. With gated access to the driveway and two metal sheds offering extra storage.

### **Parking**

Driveway parking to the side of the property.



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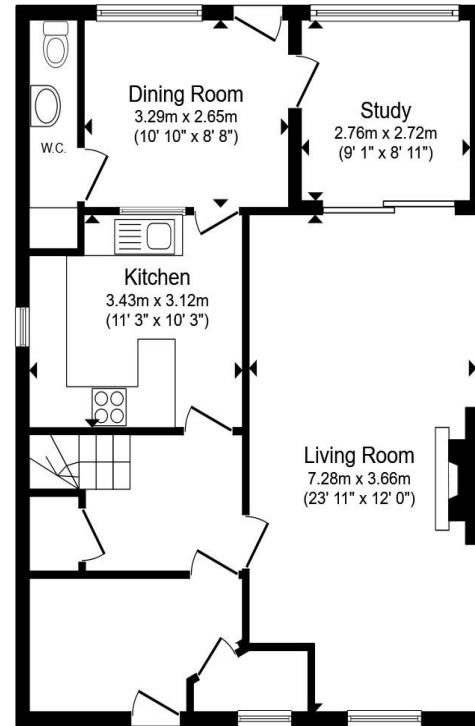
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Spacious Three Bed Semi Detached Home
- Excellent Scope for Improvement, Modernisation, and Potential Extension (STPP)

Tenure: Freehold EPC Rating: D

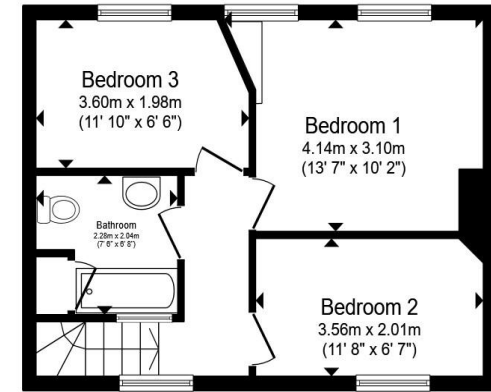
Council Tax Band: C

guide price

**£250,000**



Ground Floor



First Floor

Total floor area 110.1 m<sup>2</sup> (1,185 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](http://www.propertybox.io)

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Property Ref:  
DVZ107213 - 0003

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