

for sale

guide price **£185,000**



Beatrice Street Swindon SN2 1BJ

NO ONWARD CHAIN! A versatile and well-proportioned property originally configured as a two bedroom home, now arranged as two self-contained one bedroom accommodations. **DRIVEWAY PARKING**



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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 Accommodation



Entrance Hall

Double glazed door to the front aspect. Door to the stairs rising to the first floor accommodation. Door to lounge one. Radiator.

Lounge

Double glazed bay window to the front aspect. Television point. Telephone point. Radiator.

Inner Hall

Under stair storage cupboard. Door to the kitchen, lounge and bedroom.

Dining Room/Bedroom Two

14' x 10' 11" (4.27m x 3.33m)

Double glazed window to the rear aspect. Radiator.

Kitchen

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and cooker.

Hallway

Door to the kitchen, store room and shower room.

Shower Room

Obscure double glazed window to the side aspect. Three piece suite comprising of shower, Low Level WC and wash hand basin. Partially tiled to water sensitive areas.

Store Room

Double glazed window to the rear and side aspect. Radiator.

First Floor Accommodation

Bedroom One

9' 3" x 6' 8" Excluding door (2.82m x 2.03m Excluding door)

Ensuite

Three piece suite comprising of Low Level WC, shower and wash hand basin. Fully tiled to water sensitive areas.

Kitchen

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window to the rear aspect. Archway to the lounge. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Integrated oven, microwave, cooker hood and four ring electric hob. Radiator.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

Double glazed window to the front aspect. Door to the cloakroom. Television point. Telephone point. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC and Wash hand basin. Partially tiled to water sensitive areas.

External Features

Parking

Driveway parking to the rear of the property

Agent Note:





Ground Floor

First Floor

Total floor area 98.0 m² (1,055 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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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN314928 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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