



Ferozeshah Road, Northfields DEVIZES SN10 2JQ


allen & harris

Welcome to

Ferozeshah Road, Northfields, DEVIZES

Two-bedroom semi-detached home in a popular area, offered with no onward chain. Features a good-sized lounge/diner, kitchen with access to an inner hall and two storage areas, two generous bedrooms, family bathroom, off-street parking, and a rear garden.



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 two bedroom family home situated in a popular residential area within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, storage area under stairs, window to the side aspect, door leading to the lounge/diner, tiled flooring and a radiator.



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Lounge / Diner

Good sized lounge/diner with a window to the front aspect and French doors leading to the rear garden, ample space for lounge and dining furniture, log burner, laminate flooring and two radiators.

Kitchen

Fitted kitchen comprising a good range of wall and base units with wooden work surfaces over, stainless steel one and a half bowl sink/drainer with mixer tap. Integrated oven and grill, integrated four ring gas hob with extractor fan over, plumbing for washing machine and space for under counter fridge. Windows to the rear and side aspect, door leading to the rear hall, tiled flooring and a radiator.

Rear Hall

Door leading to the rear garden and a door leading to the front of the house with two large storage areas.

Landing

Stairs from the entrance hall, window to the side aspect, doors leading to both bedrooms and bathroom and a built in storage cupboard.

Bedroom One

Generous bedroom with a double glazed window to the front aspect, two double built in wardrobes and a further single built in wardrobe, loft access and a radiator.

Bedroom Two

Situated to the rear of the property with a window overlooking the garden, the second bedroom is a good size and has a double built in wardrobe and a radiator.

Bathroom

Fitted bathroom comprising a low level w/c, wash hand basin and bath with shower over. Two obscure windows to the rear aspect, shaver point, lino flooring and a chrome ladder style heated towel rail.

Rear Garden



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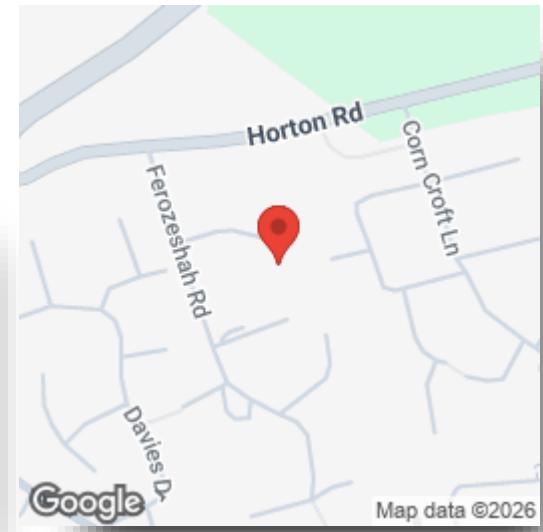
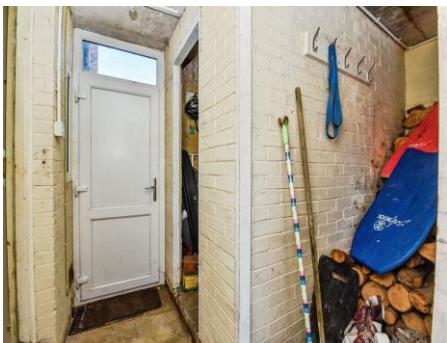
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Semi Detached
- Popular Residential Area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£220,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

DVZ107116 - 0002



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