

for sale

guide price **£260,000**



Acreman Court Sherborne DT9 3PW

Offered to the market with NO ONWARD CHAIN! A three bedroom semi-detached house close to all amenities Sherborne has to offer. Contact us today organise a viewing.



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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.



Entrance Hall

UPVC double glazed door to the front, parquet flooring and a storage cupboard.

Cloakroom

Double glazed window to the front, WC, wash hand basin and tiling to splash back.

Kitchen

Double glazed window to the front, fitted kitchen with stainless steel sink and drainer, space for a fridge/freezer, integrated washing machine and dishwasher, electric cooker point, wall mounted gas central heating boiler, telephone point and a radiator.

Lounge

Double glazed windows to the rear and side, french doors into the conservatory, stairs to the first floor, electric fireplace and a radiator.

Conservatory

UPVC conservatory on a stone base with a radiator.

Landing

Access to the loft which has a ladder and lighting, radiator and an airing cupboard with a radiator.

Bedroom One

Double glazed window to the rear, wardrobe and a radiator.

Bedroom Two

Double glazed window to the rear, wardrobe and a radiator.

Bedroom Three / Study

Double glazed window to the rear, fitted shelving, cupboard and a radiator.

Bathroom

Double glazed window to the front, bath, shower cubicle, WC, wash hand basin and a radiator.

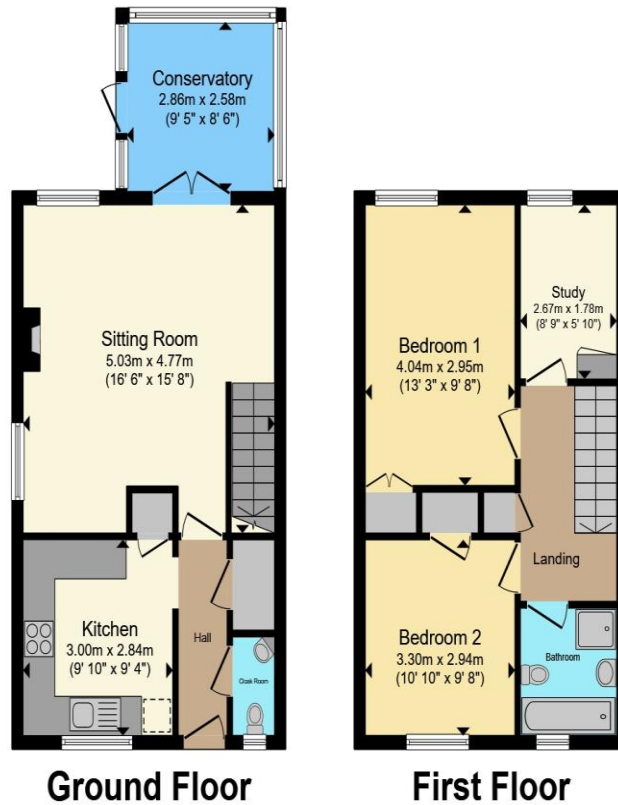
Garage

Garage in a block with an up and over door.

Garden

A low maintenance garden laid to paving and gravel with flower beds and a rear gate.





Total floor area 85.4 m² (919 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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92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR306541 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/SHR306541



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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