



Connells

Beech Avenue
Swindon



Property Description

Offered to the market with NO ONWARD CHAIN!, this beautifully fully renovated three-bedroom semi-detached home is ready to move straight into. Located in the popular residential area of Pinehurst, this property is of non-standard Howard construction, making it an excellent opportunity for cash buyers. Finished to a high standard throughout, the ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, separate dining room, stylish newly fitted kitchen, utility area, and a practical boot room. Upstairs, you'll find three well-presented bedrooms, a modern shower room, and a separate cloakroom, all newly refurbished. Externally, the property boasts a garage, driveway parking, a workshop, and a good-sized enclosed rear garden, ideal for outdoor entertaining or family living. This is a superb opportunity to purchase a move-in-ready home with all the benefits of a full renovation, including updated decor, fixtures, and fittings throughout.

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 doors to the front aspect. Access to lounge and kitchen diner. Stairs rising to the first floor accommodation. Radiator.

Lounge

20' 11" x 10' 3" (6.38m x 3.12m)
Double glazed window to the front aspect. Double glazed sliding doors to the rear garden. Gas fire with surround. Television point. Telephone point. Radiator.

Dining Room

10' 3" x 6' 9" (3.12m x 2.06m)
Double glazed window to the rear aspect. Archway to the lounge. Opening to the kitchen. Radiator.

Kitchen

12' 9" x 6' 10" (3.89m x 2.08m)
Door to the boot room and utility room.
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 for cooker. Tiled splash back. Space for cooker. Radiator.

Utility Room

7' 9" x 6' 1" (2.36m x 1.85m)
Double glazed window to the rear aspect. Double glazed door to the rear garden. Work tops. Space and plumbing for washing machine.

Boot Room

8' 2" x 6' 6" (2.49m x 1.98m)
Double glazed door to the front aspect. Double glazed window to the front aspect. Base units.

First Floor Accommodation First Floor Landing

Loft access. Access to all rooms, shower room and cloakroom.

Bedroom One

13' 8" x 8' 10" (4.17m x 2.69m)
Double glazed window to the front aspect. Storage cupboard. Radiator.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)
Double glazed window to the rear aspect. Storage cupboard. Radiator.

Bedroom Three

9' 1" MAX x 8' 9" (2.77m MAX x 2.67m)
Double glazed window to the rear aspect. Radiator.

Shower Room

Obscure double glazed window to the rear aspect. Shower. Extractor fan. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity.

External Features Garden

Fenced and walled boundaries. Raised flower beds. Stone boundaries. Trees and bushes. Access to the workshop and garage.

Parking

Driveway parking to the front aspect.

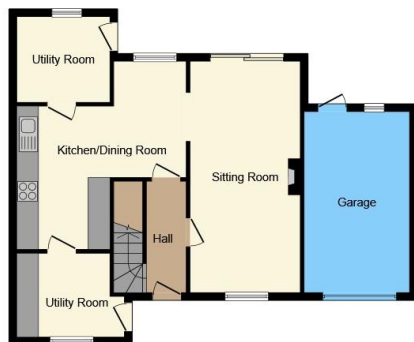
Workshop

20' x 5' 9" MAX (6.10m x 1.75m MAX)
Double glazed door to the garden. Two double glazed window to the side aspect.

Garage

16' 9" x 9' 6" (5.11m x 2.90m)
Electric power door. Double glazed window to the rear aspect leading to the rear garden. Power and light.





Ground Floor



First Floor



Outbuilding

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.focalagent.com

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/SDN314432



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN314432 - 0003