





Property Description

Situated on one of the main streets in historic Blandford Forum, this is a former shop with accommodation above and workshop/store to the rear which is now arranged as three self-contained two-bedroom flats over three floors in the main building plus a studio flat to the rear. The street frontage is historic while significant extending of the accommodation has been done over the years at the rear. Access, currently, is via a passageway from East Street to a small courtyard providing access to all flats. All four units require updating and modernising. Selling as a single lot via Modern Method Of Auction.

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 - Main Building

Flat 3

Entrance hall with door to the shower room and a door leading to kitchen/living space

Kitchen/living room

L-shape kitchen space with a range of base and wall units, stainless steel sink and with an electric oven and hob with extractor fan above. Open-plan living/dining space with original wood bay window overlooking the street. Doors to bedrooms one and two.

Bedroom one. Previously with the main front door from the street (boarded-up).

Bedroom two. Double-glazed window to the rear of the property.

First Floor

Flat 1

Communal entrance and stairs to front door. Entrance hall with door leading to the bathroom which is partially tiled and consists of a bath, a wash hand basin and a low-level WC. Open-plan to kitchen and with doors leading to the living room and bedrooms.

Kitchen

L-shape kitchen space with a range of base and wall units, oven, stainless steel sink and with spaces for fridge freezer and plumbing for washing machine.

Living room with window overlooking the street.

Bedroom one. Wooden sash window to the front of the property.

Bedroom two. Double-glazed UPVC window to the rear of the property.

Second & Third Floors

Flat 2

Communal entrance and stairs to front door and gas central heating boiler on landing. Entrance hall with door to bathroom which is fully mosaic tiled with white suite bath, hand basin and low level WC. Door to bedroom 1. Stairs to bedroom 2.

Kitchen

A range wall and base units, stainless steel sink with gas oven and hob. Space for white goods. Plumbing and space for washing machine. Space for fridge/freezer. Doors leading to living room and bedroom 1.

Living Room

With two traditional wooden sash windows overlooking the front of the property with radiators beneath.

Bedroom 2

An attic room on the third floor with a UPVC double-glazed window to the rear of the property, radiator.

Bedroom 1

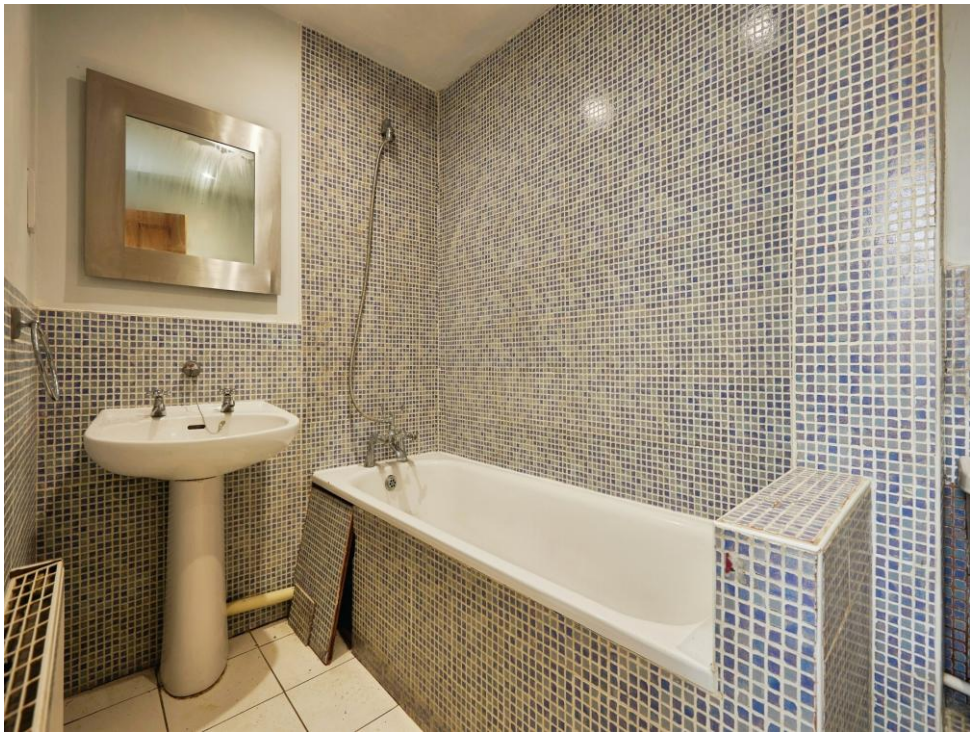
Wood effect flooring with a UPVC double-glazed window to the rear of the property and

Flat 4 Annex to rear

Studio. The entrance hall has a large built-in storage cloak cupboard which leads to the living space where there is a galley style kitchen consisting of a variety of wall and base units including an electric oven and hob plus an extractor hood. Three-part double-glazed UPVC window with two vertical hinged opening sections.

Door to tiled shower room with glass block shower partition and wash hand basin, low level WC.









Ground Floor



First Floor



Second Floor



Annex

Total floor area 158.4 m² (1,705 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

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To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: Exempt
Council Tax Band: Deleted

Tenure: Freehold

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