

for sale

guide price **£200,000**



Kingshill Road Swindon SN1 4LH

Nestled in the heart of the highly desirable Old Town district, this property presents a fantastic renovation project for property developers, builders, and savvy investors looking to add significant value. Offered with **NO ONWARD CHAIN!**



Kingshill Road Swindon SN1 4LH

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

Access to Living Room, Dining Room through to Kitchen and Shower Room, Stairs up to First Floor

Living Room

Double Glazed Window to Front, Feature Fire Place, Radiator

Dining Room

Double Glazed Window to Rear, Door to Kitchen

Kitchen

Double Glazed Window to Rear Garden, Range of Wall and Base Units with Work Surface Over, Inset Sink with Draining Board and Mixer Tap, Built In Oven with Gas Hob and Extractor Hood Over, Tiled Splash Back, Space and Plumbing for Washing Machine, Door to Shower Room

Shower Room

Obscure Double Glazed Window to Rear, WC, Wash Hand Basin and Shower Unit, Chrome Heated Towel Rail, Fully Tiled

First Floor Accommodation

Landing

Access to all Bedrooms, Storage Cupboard

Bedroom 1

2 x Double Glazed Windows to Front, Radiator

Bedroom 2

Double Glazed Window to Rear, Radiator

Bedroom 3

Double Glazed Window to Rear, Radiator

External Features

Rear Garden

Enclosed via Fence Panels, Stairs up to Garage and Driveway

Garage

Located at the Rear of the Property

Parking

Driveway Parking in front of Garage





Total floor area 92.7 m² (998 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

Connells

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND103291 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/SND103291



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 <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk