



Connells

Scottswood Close
Bushey



Property Description

Situated within the popular Scottswood Close in North Bushey, this three bedroom semi-detached home presents an excellent opportunity for buyers seeking a home with scope to modernise and add value. Set within a well-regarded residential location, the property offers well-proportioned accommodation and a peaceful setting.

The home comprises a reception room, three bedrooms, a bathroom, and a kitchen, offering practical and accessible living. While the property is in need of modernisation, it provides a fantastic blank canvas for purchasers to create a home tailored to their own taste and requirements.

Externally, the property benefits from a secluded rear garden and a driveway to the front. The location is particularly well suited to families and commuters alike, with nearby shops and amenities, excellent local schooling, and convenient access to the M1 motorway.

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

Door to front aspect, and storage cupboard.

Cloakroom

Window to front aspect, wash hand basin, and water closet.

Kitchen

Window to rear aspect, door to garden, work surfaces, wall and base units, boiler house, one bowl sink, plumbing for a washing machine, space for fridge/freezer, gas hob, electric oven, and cooker-hood.

Bedroom One

Window to front aspect and radiator.

Bedroom Two

Window to rear aspect, and radiator.

Bedroom Three

Window to rear aspect, and radiator.

Bathroom

Window to front aspect, partially tiled, wash hand basin, water closet, bath with mixer-taps, and radiator.

Outside

Front

Shared driveway, and laid to lawn.

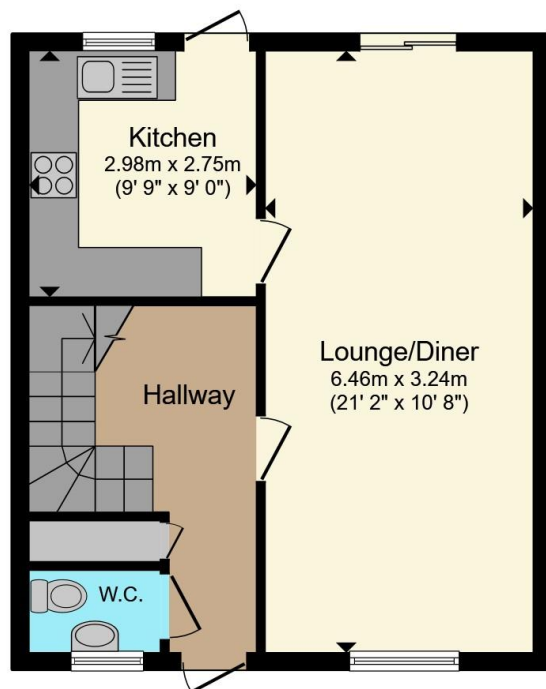
Rear

Patio, laid to lawn, storage shed, and side access.

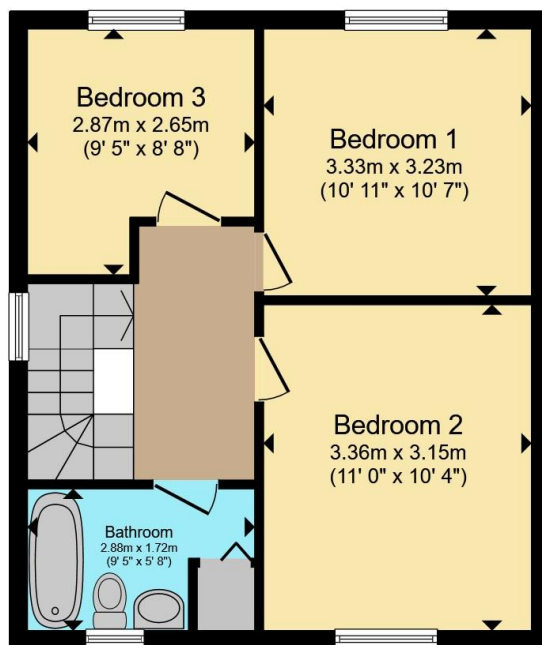
Agents Note

We are advised that the property is of timber frame construction. Please satisfy yourself with any regard to mortgage provision.





Ground Floor

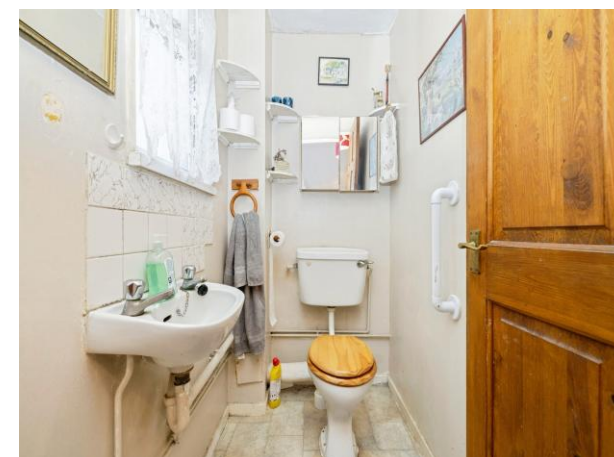


First Floor

Total floor area 88.7 m² (955 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



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86 High Street
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EPC Rating: C Council Tax
Band: D

view this property online connells.co.uk/Property/BUS308665

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.

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