

for sale

guide price **£165,000**



Windflower Road Swindon SN25 1QS

NO ONWARD CHAIN! located in the highly sought-after Haydon Wick area of North Swindon, this two-bedroom home. Enclosed rear garden. **ALLOCATED PARKING**



Windflower Road Swindon SN25 1QS

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 door to the front aspect. Door to the lounge. Radiator.

Lounge

14' 3" x 14' 2" (4.34m x 4.32m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Door to the kitchen. Stairs rising to the first floor accommodation. Television point. Telephone point. Under stair storage cupboard.

Kitchen

9' 10" x 6' 2" (3.00m x 1.88m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Boiler. Integrated oven, four ring gas hob, cooker hood. Space and plumbing of washing machine. Tiled splash back. Boiler.

First Floor Accommodation

First Floor Landing

Access to two bedrooms and family bathroom. Loft access.

Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m)

Two double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Two

9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath and pedestal wash hand basin. Tiled splash back.

External Features

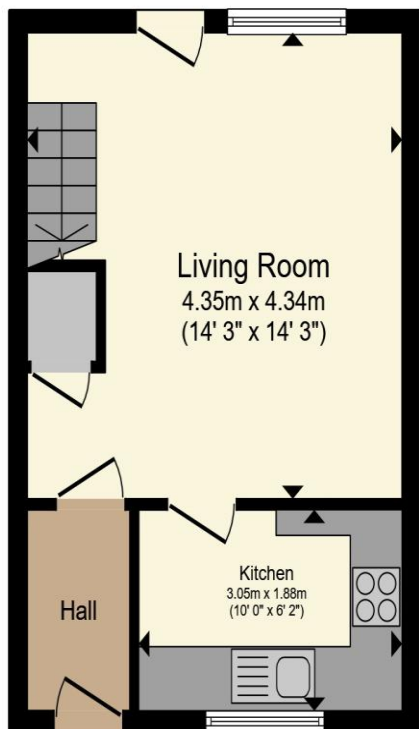
Garden

Fenced boundaries. Pathway to the rear of the garden. Laid to stone and artificial lawn. Mature shrubs and bushes.

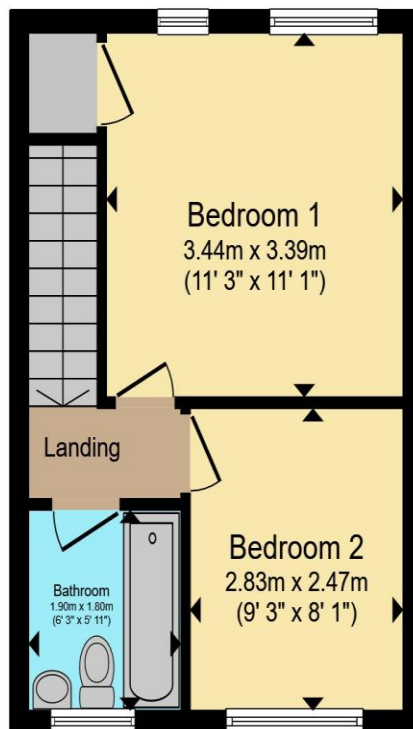
Parking

Allocated parking





Ground Floor



First Floor

Total floor area 55.0 m² (592 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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Unit B11 North Swindon District Centre Thamesdown Drive
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Property Ref: SDN314484 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B



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