

for sale

guide price **£500,000**



Marlborough Road Swindon SN3 1NX

Situated on the ever-popular Marlborough Road in Swindon, this impressive four-bedroom semi-detached family home offers generous and versatile living accommodation, ideal for modern family life.

Viewing is highly recommended to appreciate all that this property has to offer!



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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, through to Kitchen/Diner and Utility Room, Shower Room and Bedroom 3, Stairs up to First Floor, Radiator

Living Room

Double Glazed Bay Window to Front, Feature Fire Place, Log Burner, Radiator, Double Doors Opening to Kitchen / Dining Room

Kitchen / Dining Room

2 x Double Glazed Bi-Fold Doors Leading to Rear Garden, Large Skylight, Door to Utility Room, Under Floor Heating, Spot Lights, Electric Feature Fire, Kitchen Comprises of Modern Wall & Base Units with Granite Work Surface Over and Matching Island with Inset Sink and Mixer Tap, Double Built In Oven, Induction Hob with Extractor Hood Over, Slate Splash Back, Integrated Appliances

Utility Room

Double Glazed Window to Side, Modern Base Units with Inset Sink and Mixer Tap Over, Space and Plumbing for Washing Machine & Tumble Dryer

Bedroom 3

Double Glazed Windows to Front, Double Glazed French Doors to Rear, Radiator

Shower Room

Modern Three Piece Suite Comprising of WC, Vanity Sink Unit and Large Shower Enclosure, Chrome Heated Towel Rail, Fully Tiled

First Floor Accommodation

Landing

Double Glazed Window to Side, Access to Bedrooms 1, 2 & 4 and Bathroom

Bedroom 1

Double Glazed Doors Opening onto Juliette Balcony to Rear, Door to Bathroom, Radiator

Bedroom 2

Double Glazed Bay Window to Front, Radiator

Bedroom 4

Double Glazed Window to Side, Radiator

Bathroom

2 x Obscure Double Glazed Windows to Rear, Modern White 4 Piece Suite Comprising of WC, Vanity Sink Unit with 2 Sinks, Freestanding Bath Tub with Mixer Tap and Large Shower Enclosure, Fully Tiled, Radiator

External Features

Rear Garden

Private Low Maintenance Garden, Enclosed via Fence Panels, Mostly Laid to Patio with Artificial Lawn Area, Summer House

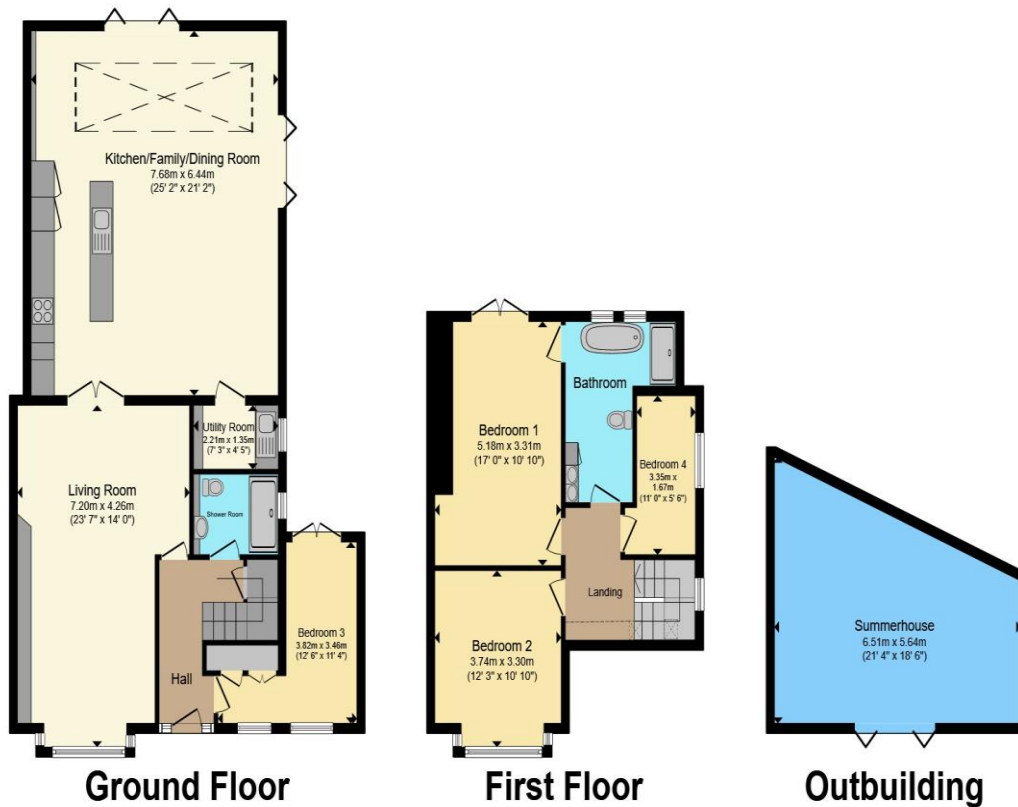
Summer House

Bi Fold Doors, Light and Power

Parking

Driveway Parking





Total floor area 184.6 m² (1,987 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



To view this property please contact Connells on

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

Property Ref: SND103128 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/SND103128



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.

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