



**Connells**

Shreen Way  
GILLINGHAM



### Property Description

Presenting a brilliant opportunity to acquire this detached two-bedroom bungalow complete with driveway parking and a single garage by way of Modern Method of Auction. Located on Shreen Way in Gillingham, Dorset; this home finds itself within walking distance to the amenities that the town has to offer including supermarkets, cafes, and a mainline train station. The property itself would benefit from refurbishment which presents an opening for buyers to make this bungalow their very own! Don't miss your chance to register a bid - call us today to find out more and book your viewing!

### Entrance Hall

The entrance hall has a loft hatch, smoke alarm, a radiator and two storage cupboards.

### Lounge

The lounge has four windows to the side of the property and two windows to the front of the property. It has two radiators, an gas fireplace and a TV point.

### Kitchen / Dining Room

The kitchen has three windows to the side of the property, a window to the rear of the property and a door to the rear garden. It has both wall and base units, a one bowl sink and drainer as well as space for an oven, dishwasher, fridge freezer and a washing machine. The dining room has three windows to the rear of the property, a radiator and a thermostat.

### Bedroom 1

Bedroom 1 has two windows to the front of the property and a radiator.

### Bedroom 2

Bedroom 2 has three windows to the rear of the property and a radiator.

### Bathroom

The tiled bathroom has a frosted window to the side of the property. It has a bath with an overhead shower, a WC, hand wash basin and a radiator.



## Outside

### **Front Garden**

The front garden has a patio path to the front door and is mainly laid to lawn. It has a gated driveway for multiple vehicles and a single garage.

### **Rear Garden**

The rear garden is patio to lawn. It has fence and shrub borders, an external tap and side access to the front of the property.

### **Auctioneer's Comments**

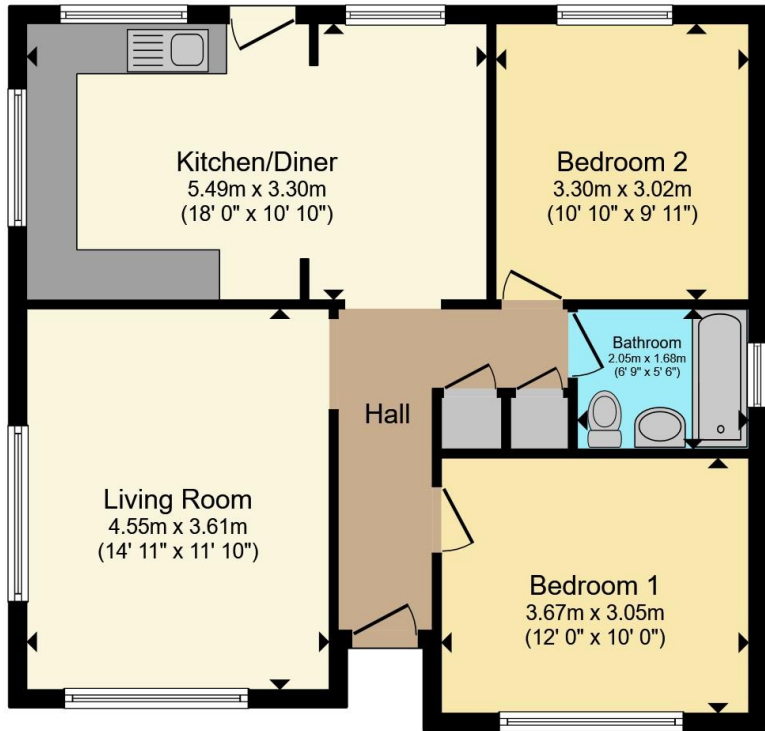
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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.





Total floor area 84.5 m<sup>2</sup> (910 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
GILLINGHAM SP8 4QT

EPC Rating: D Council Tax  
Band: C

**view this property online [connells.co.uk/Property/GIL306536](http://connells.co.uk/Property/GIL306536)**

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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