



UTTON CLOSE

Walter Sutton Close, Calne, SN11 0RG

Calne

Guide Price
£270000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 4

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Available with no onward chain is this spacious three bedroom detached bungalow tucked away on the well respected Walter Sutton Close. This property could be the perfect project for someone and although liveable, needs modernisation throughout.

The Property -

Accommodation comprising of; Entrance hall, wc, doorway into a large living room with gas fireplace and doors into the rear garden. Newly appointed conservatory which wraps around some of the living room with french doors into the rear garden. Adjacent to the living room is the dining room which overlooks the rear garden, doorway into the kitchen with a range of wall and base units. Second entrance, from the driveway provides access to the internal hallway. Which reconnects with the living room, but also provides access to all bedrooms and the main bathroom. The main bathroom has been converted into a shower room with a walk in shower. All bedrooms are good sized doubles, and come with built in wardrobes, but the main bedroom benefits from a walk in shower room ensuite.

Externally the property benefits from a low maintenance front garden which has artificial grass. Block paved drive to the side for 2-3 vehicles in tandem before the single garage which has power and lighting as well as a further room added to the rear which has pleasant views of the rear garden. The rear garden is of good size, mainly laid with artificial grass at present and paths which allows access to the mature borders and patio areas.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

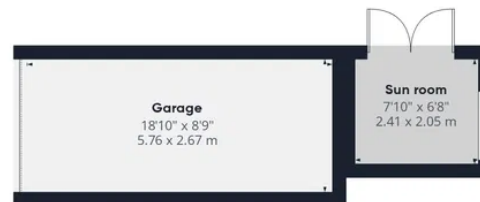
Tenure - Freehold







Approximate total area⁽¹⁾
1448 ft²
134.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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