



Connells

Mortimer Street
Trowbridge



Auctioneer's Comments

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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.

Property Description

Mid Terrace Two Bed Property in Trowbridge Town Centre, minutes from amenities & Railway Station...

Accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge, Two Bedrooms & Bathroom.

Outside there is a Enclosed Rear Garden & Parking Space.

The property is available with No Onward Chain and would make a Great Investment or First Time Buy!

Entrance Hall

Door to front. Doors to Cloakroom, Kitchen & Lounge.

Cloakroom

Obscure window. Suite comprising low level wc & corner wash hand basin. Splashback tiling.

Kitchen

Window to front aspect. Comprising wall, base & drawer units with worksurfaces over & splashback tiling, Inset sink and drainer unit. Built in oven, inset hob with cooker hood over. Space for under counter appliances.

Lounge

Patio doors to rear aspect, opening to garden. Stairs to first floor. Radiator.

Landing

Stairs rising from Lounge. Doors to Bedrooms & Bathroom.

Bedroom One

Window to rear aspect. Built in over stairs storage. Radiator.

Bedroom Two

Window to front aspect. Radiator.

Bathroom

Obscure window. Suite comprising panel enclosed bath, with mixer tap/ shower attachment, pedestal wash hand basin & low level wc. Splashback tiling.

Garden

Enclosed garden at the rear. Laid to patio. Garden shed. Gated access out to residents parking.





To view this property please contact Connells on

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11 Fore Street
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EPC Rating: C Council Tax
Band: B

view this property online [connells.co.uk/Property/TWB307853](https://www.connells.co.uk/Property/TWB307853)

Tenure: Freehold



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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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