



**Victoria Park, Great Cheverell, Devizes SN10 5TS**

## Welcome to

### Victoria Park, Great Cheverell Devizes

A semi-detached house on a small, attractive estate in a sought-after Wiltshire village. A blank canvas with scope for improvement, offering a lounge, dining room, kitchen, cloakroom, four bedrooms, family shower room, rear garden, and garage in a separate block.

#### 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.

#### Entrance Porch

Entrance to this four bed semi detached family home situated in a popular Wiltshire village location is via the front door leading into the entrance porch which opens into the entrance hall and has space for outdoor clothing.

#### Entrance Hall

Door from the porch with stairs leading to the first floor, airing cupboard, two built in storage cupboards and doors leading to the lounge, dining room, kitchen and shower room.

#### Downstairs Shower Room

Downstairs shower room comprising a low level w/c, wash hand basin, shower cubicle and built in cupboard.

#### Lounge

13' 11" x 13' 7" ( 4.24m x 4.14m )

Generous lounge with a window to the front aspect, French doors leading to the dining room, ample space for lounge furniture and a storage heater.

#### Dining Room

11' 2" x 10' ( 3.40m x 3.05m )

Another good sized reception room with French doors leading from the lounge, window to the rear aspect, space for dining table and chairs and a storage heater.

#### Kitchen

13' 2" x 8' 8" ( 4.01m x 2.64m )

In need of updating the fitted kitchen has a range of wall and base units with work surfaces over, stainless steel sink/drainer with mixer tap. Space for cooker, washing machine, fridge/freezer and dishwasher. Window to the rear aspect and lino flooring.





### **Landing**

Stairs from the entrance hall, window to the side aspect, doors leading to all bedrooms and shower room, loft access and a storage heater.

### **Bedroom One**

12' 11" x 11' 1" ( 3.94m x 3.38m )  
Good sized master bedroom with a window to the rear aspect and ample space for bedroom furniture.

### **Bedroom Two**

8' 4" x 15' 6" ( 2.54m x 4.72m )  
Another good sized bedroom with a window to the front aspect and a built in wardrobe.

### **Bedroom Three**

11' 2" x 11' 1" ( 3.40m x 3.38m )  
Another good sized bedroom with a window to the front aspect and a built in wardrobe.

### **Bedroom Four**

10' 4" x 6' 4" ( 3.15m x 1.93m )  
Situated to the rear of the property with a window overlooking the garden.

### **Shower Room**

Shower room comprising a low level w/c, wash hand basin and walk in shower cubicle. Window to the side aspect, lino flooring and a wall mounted heater.

### **Rear Garden**

Enclosed by panel fencing the low maintenance rear garden is laid to paving stones, With a greenhouse and mature hedging.

### **Garage**

With an up and over door.

### **Agent Note**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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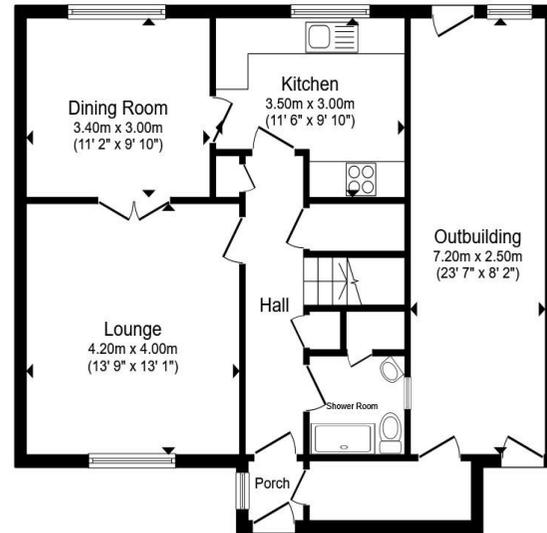
## Victoria Park, Great Cheverell, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Family Home
- Sought- After Rural Wiltshire Village Location

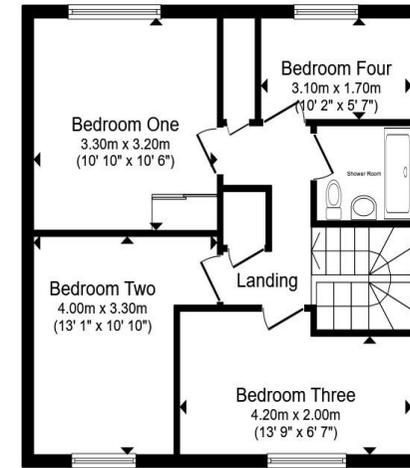
Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

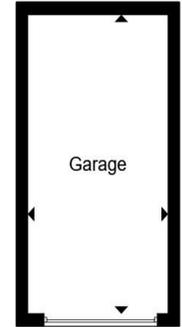
**£250,000**



Ground Floor



First Floor



Garage

Total floor area 138.7 m<sup>2</sup> (1,493 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)

  
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Property Ref:  
DVZ106961 - 0008

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