

for sale

guide price **£140,000**



## Cheney Manor Road Swindon SN2 2PE

Located within the well-established and popular area of Rodbourne Cheney, Swindon. TWO RECEPTION ROOMS. Fantastic opportunity for purchasers seeking a property with generous living space and the chance to personalise and enhance to their own taste. GARAGE





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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

Door to the front aspect. Access to the dining room and sitting room. Stairs rising to the first floor accommodation.

### Dining Room

11' 8" MAX narrowing to 10' 4" x 9' 11" ( 3.56m MAX narrowing to 3.15m x 3.02m )

Access to the kitchen. Under stair storage cupboard. Radiator.

### Sitting Room

10' x 8' 10" MAX narrowing to 7' 10" ( 3.05m x 2.69m MAX narrowing to 2.39m )

Double glazed window to the front aspect. Radiator.

### Kitchen

11' 5" x 6' 1" ( 3.48m x 1.85m )

Double glazed window to the side aspect. Door to the utility room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Tiled splash back. Radiator.

### Utility Room

4' 6" x 4' ( 1.37m x 1.22m )

Double glazed window to the rear aspect. Double glazed door to the rear garden. Door to the shower room. Work top.

### Shower Room

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower cubicle. Partially tiled to water sensitive areas. Radiator.

## First Floor Accommodation

### Bedroom One

11' 9" x 9' 10" ( 3.58m x 3.00m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

### Bedroom Two

11' 8" x 9' 10" ( 3.56m x 3.00m )

Double glazed window to the front aspect. Airing cupboard with boiler. Radiator.

## External Features

### Garage

15' 11" x 9' 11" ( 4.85m x 3.02m )

Bi-folding door to the front of the garage. Door to the side aspect. Power and light.

### Garden

Fenced boundaries. Laid to patio and laid to lawn. Access to the rear of the property

### Agent Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Total floor area 78.7 m<sup>2</sup> (847 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**

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Unit B11 North Swindon District Centre Thamesdown Drive  
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Property Ref: SDN314555 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**view this property online [connells.co.uk/Property/SDN314555](http://connells.co.uk/Property/SDN314555)**



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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