

for sale

guide price **£225,000**



Innox Road Trowbridge BA14 9AT

Mid Terrace Family Home in sought area of Trowbridge. Available with No Onward Chain & benefiting from Gardens & Garage / Parking.

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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.

Entrance

Door to front aspect. Stairs rising to first floor. Door to Dining Room,

Dining Room

Window to rear aspect. Storage cupboard. Shelved recess. Fire place. Door to Kitchen. Double doors to Living Room.

Living Room

Bay to front aspect. Fire place with log burner. Radiator.

Kitchen

Window to side aspect. Door to rear porch. Comprising wall & base units with work surfaces over and splashback tiling. Inset sink and drainer unit. Built in oven and inset hob with cooker hood over. Space for appliances.



Rear Porch

Window & door to rear aspect, lead out to garden.

Landing

Stairs upto first floor. Doors to Bedrooms & Bathroom.

Bedroom One

Bay window to front aspect. Fire place. Radiator.

Bedroom Two

Window to rear overlooking garden. Fire place. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Shower Room

Obscure window to rear. Suite comprising shower cubicle, vanity wash hand basin & low level wc. Partly tiled.

Front Garden

Brick wall with gate to boundary with path to front door. Selection of shrubs & tree.

Rear Garden

Enclosed by fencing. Pedestrian access at the rear to the parking / garage. Laid to patio. Flower beds. Selection of shrubs. Summer house. Personal door to garage.

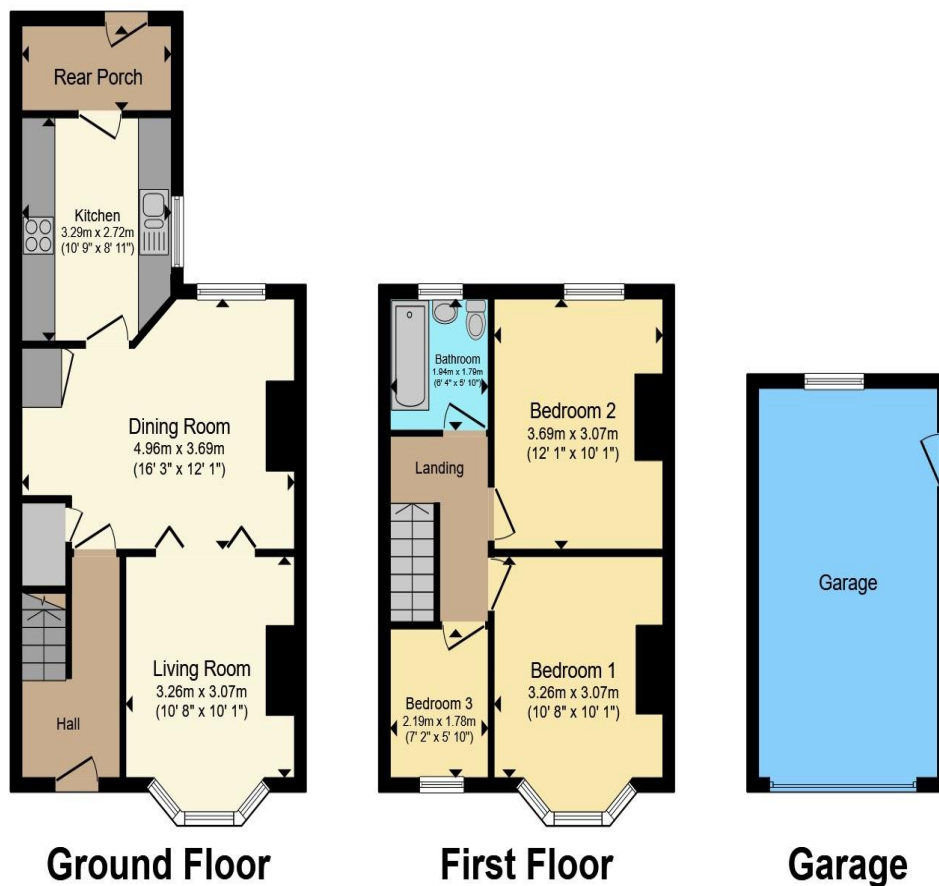
Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.







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

Connells

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

Property Ref: TWB308156 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online
connells.co.uk/Property/TWB308156

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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