



**Quemerford, Calne SN11 8JU**

**welcome to**

**Quemerford, Calne**

Perfect investment opportunity! Welcome to this one-bedroom semi-detached house with character features, lounge, ground-floor bathroom, utility room and a private semi wrap-around garden with shed.



### **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.

### **Lounge**

Window to front aspect with exposed beam above, wooden floor, non-functional inglenook fireplace, electric heater, door to the front of the property, stairs to the first floor.

### **Kitchen**

Window to rear aspect, non-functioning electric oven, electric heater, wall and base units, wooden square edge work surfaces, part tiled, laminate floor, Belfast sink, beautiful views overlooking fields.

### **Utility Room**

Window to front aspect, wall unit, consumer unit, loft access, plumbing for a washing machine, door to the outbuilding.

### **Bathroom**

Window to front aspect, WC, wash hand basin, free standing bath, extractor fan, lino floor.

### **Bedroom One**

Large double bedroom, window to front aspect, electric heater, loft access, wooden floor.

### **Garden**

Semi wrap-around garden, enclosed by fencing, outside tap, stepping stones, tree, flowerbed borders, shed, gate.



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welcome to

## Quemerford, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARDS CHAIN
- One Bedroom

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CLN109802 - 0004

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