Connells

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for sale

guide price **£150,000 Freehold**



Withy Close Trowbridge BA14 7NB

Two-bedroom mid-terrace home offering spacious accommodation over two floors, including a generous sitting room, modern fitted kitchen, two double bedrooms and a family bathroom. Benefitting from an enclosed rear garden and useful front storage cupboard.

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-terrace property

Property Details

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 Hall

Double glazed front door leading into the entrance hall with stairs rising to the first floor and access to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit, space for appliances and front aspect window. Doorway leading through to the sitting room.

Sitting Room

A generous reception room situated to the rear of the property with space for lounge furniture and dining table if desired. Double glazed patio doors opening onto the rear garden.

Landing

Providing access to both bedrooms, bathroom and airing/storage cupboard.

Bedroom One

A good-sized double bedroom with front aspect window and space for wardrobes and bedroom furniture.

Bedroom Two

A further spacious double bedroom overlooking the rear garden.

Bathroom

Fitted with a three-piece suite comprising panel bath with shower over, wash hand basin and low-level WC.

Rear Garden

An enclosed and low-maintenance garden, enclosed by timber fencing with rear gated access.

Front Garden

Open-plan frontage with pathway to the front door and useful external storage cupboard.







To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

Property Ref: TWB308255 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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