



Connells

Ramsbury Avenue
Swindon

Ramsbury Avenue
Swindon SN2 5NY

for sale guide price
£170,000



Property Description

Situated in the heart of Swindon, this three-bedroom Laing Easi-Form home offers spacious and versatile accommodation throughout and benefits from the valuable addition of its own private driveway parking, a feature highlighted by the current owner as a key advantage. Ideally positioned close to local amenities, schools, transport links and Swindon town centre, the property is offered to the market with NO ONWARD CHAIN.

The ground floor comprises an entrance hall, two reception rooms, a useful study and a fitted kitchen with access to the rear garden. The study provides flexibility for home working, hobbies or additional family space, while the lounge offers a comfortable setting for day-to-day living.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC, creating practical accommodation for a range of buyers.

The property offers excellent scope for cosmetic improvement and modernisation, allowing purchasers the opportunity to update and enhance the accommodation to suit their own style and requirements.

Externally, the property enjoys a tiered rear garden with patio and lawn areas, providing plenty of outdoor space. To the front is the added benefit of private driveway parking, a sought-after feature that enhances convenience and practicality.

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

Double glazed door to the front aspect. Access to the kitchen, study and lounge diner. Stairs rising to the first floor accommodation. Radiator.

Study

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to the front aspect. Radiator.

Lounge

16' 4" MAX x 14' 2" MAX (4.98m MAX x 4.32m MAX)

Double glazed bay window to the front aspect. Double glazed French doors to the rear garden. Access to kitchen. Radiator.

Kitchen

9' 10" x 9' (3.00m x 2.74m)

Double glazed window to the rear aspect. Fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space for cooker. pace and plumbing for washing machine. Space for fridge freezer.

First Floor Accommodation First Floor Landing

Access to all bedrooms, WC and bathroom.

Bedroom One

12' 5" x 9' 10" (3.78m x 3.00m)

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

Bedroom Two

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

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

Bathroom

Obscure double glazed window to the rear aspect. Panelled bath with shower over and Low Level WC.

Wc

Obscure double glazed window to the rear aspect. WC and wash hand basin.

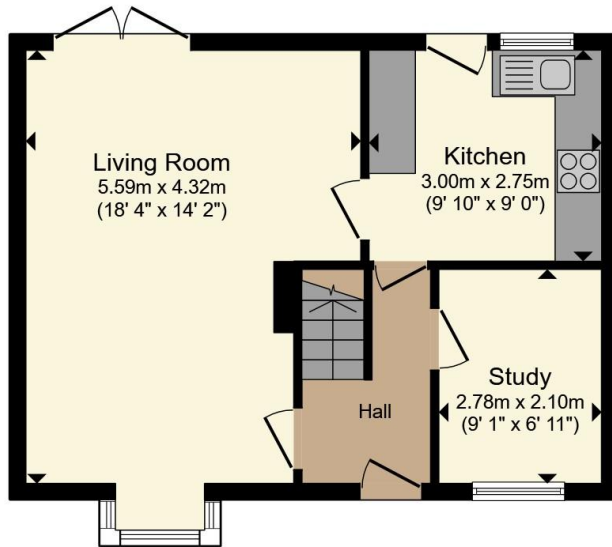
External Features Garden

Fenced boundaries. Laid to patio. Steps to the lawn area.

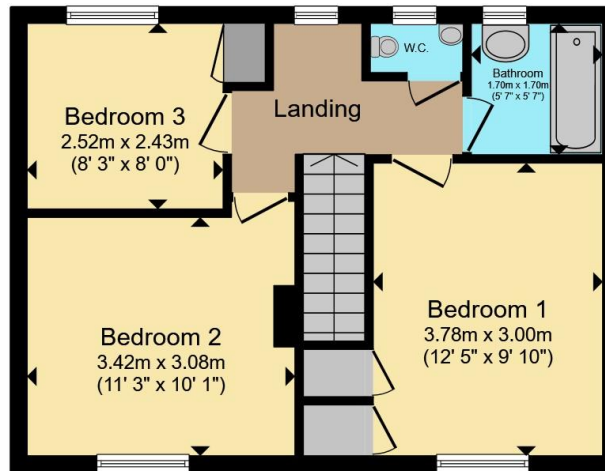
Parking

Driveway parking





Ground Floor



First Floor

Total floor area 83.6 m² (900 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

Connells



To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/SDN315100

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN315100 - 0006