



Connells

High Street
Haydon Wick Swindon

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Haydon Wick Swindon SN25 1HX

for sale guide price
£190,000



Property Description

NO ONWARD CHAIN! Positioned within the highly regarded and well-established residential area of Haydon Wick in North Swindon, this spacious three-bedroom family home offers an outstanding opportunity for buyers looking for a property with significant scope for modernisation. Well-suited to those wanting to create a personalised and contemporary living space. The ground floor benefits from a practical and welcoming layout. An entrance porch leads into the entrance hall, which provides access to the main living areas. The spacious dining room offers an excellent setting for family meals or entertaining, while the comfortable lounge provides a bright and versatile living space. The kitchen offers the potential to be updated to suit modern needs, with ample room for redesigned cabinetry and appliances. An inner hall connects to the family bathroom, which presents a further opportunity for refurbishment and enhancement. To the first floor, the property features three well-proportioned bedrooms, each offering plenty of natural light and flexibility. The generous room sizes lend themselves well to creating comfortable sleeping spaces, a home office, or children's bedrooms, depending on requirements. Externally, the property enjoys an enclosed rear garden, offering privacy and a secure outdoor space ideal for families, gardening enthusiasts, or those wishing to create an attractive and low-maintenance outdoor retreat.

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 Porch

Double glazed door to the front aspect.
Access to the entrance hall.

Entrance Hall

Access to the lounge and dining room. Stairs rising to the first floor accommodation.

Dining Room

11' 9" MAX x 9' 7" (3.58m MAX x 2.92m)
Double glazed window to the front aspect.
Open fire place. Radiator.

Lounge

11' 10" MAX x 9' 5" MAX (3.61m MAX x 2.87m MAX)
11 Ft 10 Inches narrowing to 10 Ft 11 Inches
X 9 Ft 05 Inches narrowing to 6 Ft 08 Inches
Double glazed window to the rear aspect.
Access to the kitchen. Open fire place. Under stair storage cupboard. Radiator.

Kitchen

8' x 7' 2" (2.44m x 2.18m)
Double glazed window to the side aspect.
Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space for oven. Space and plumbing for washing machine. Space and plumbing for fridge freezer. Radiator.

Inner Hall

Double glazed door to the side aspect, leading to the rear garden. Access to the bathroom.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over. Partially tiled to water sensitive areas.

First Floor Accommodation First Floor Landing

Access to all bedrooms. Access to the loft.

Bedroom One

12' x 9' 5" (3.66m x 2.87m)
Double glazed window to the front aspect.
Radiator.

Bedroom Two

12' 7" MAX x 8' 5" (3.84m MAX x 2.57m)
Double glazed window to the rear aspect.
Radiator.

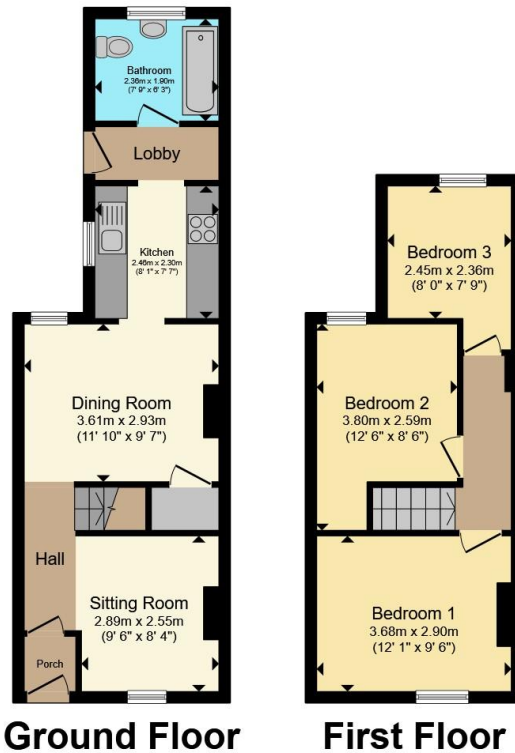
Bedroom Three

8' x 7' 8" (2.44m x 2.34m)
Double glazed window to the rear aspect.
Radiator.

External Features Garden

Fenced boundaries. Patio to the rear.
Overgrown lawn area.





Total floor area 68.1 m² (734 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

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To view this property please contact Connells on

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

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315101



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