Connells

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for sale

guide price **£80,000**



# Speedwell Close Swindon SN25 1RR

An excellent addition to any portfolio, this well-presented one-bedroom ground floor maisonette is tucked away in a quiet corner of sought-after Haydon Wick, conveniently located close to local amenities and benefiting from allocated parking.



# Speedwell Close Swindon SN25 1RR

## 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.







## Accommodation Details
### Entrance Hall
Double glazed front door. Archway to lounge/kitchen.

### Open Plan Lounge/Kitchen
17' 6" x 9' 6" ( 5.33m x 2.90m )

Double glazed windows to front and rear aspects. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Integral electric oven and hob. Space and plumbing for washing machine and dishwasher. Sink and drainer unit. Tiling to water sensitive areas. Wall mounted central heating boiler. Radiator. TV point. Door to bedroom.

### Bedroom
11' 7" x 8' 3" ( 3.53m x 2.51m )

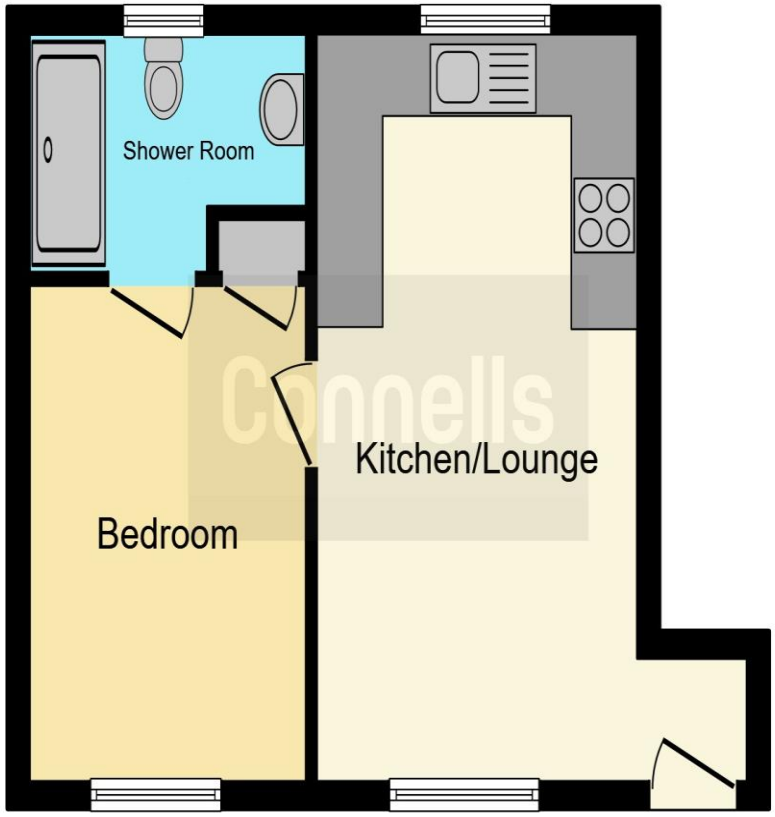
Double glazed window to front aspect. Radiator. Built in wardrobes. Door to bathroom.

### Bathroom
Obscure double glazed window to rear aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas.

## External Features
### Front Garden
Attached storage shed.

### Parking
Allocated parking for one car.






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.focalagent.com





To view this property please contact Connells on

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

Property Ref: SDN315224 - 0002

Tenure:Leasehold  EPC Rating: C

Council Tax Band: A  Service Charge: 356.00

Ground Rent: 90.00

**view this property online**
**connells.co.uk/Property/SDN315224**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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