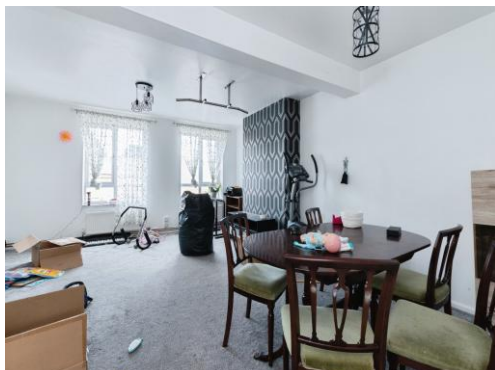




Cunningham Crescent Bournemouth BH11 8DU

for sale guide price
£170,000



Property Description

Offered to the market with no forward chain, this well-proportioned three-bedroom maisonette presents an excellent opportunity for first-time buyers, investors, or those seeking a spacious home in a convenient location.

The property benefits from a bright and spacious lounge, providing ample room for both relaxing and entertaining. A separate kitchen offers practical workspace and storage, while the accommodation is completed by three well-sized bedrooms and a family bathroom.

Ideally situated, the property enjoys easy access to local transport links, making commuting and travelling around the area straightforward. A range of local amenities can also be found nearby, further enhancing the property's appeal.

Being sold vacant possession and with no onward chain, this home offers a smooth and hassle-free purchase for prospective buyers.

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

Two front aspect double glazed windows, two radiators, chimney breast.

Kitchen

Wall mounted combination boiler, white wall and base units, laminate flooring, space and plumbing for dishwasher, and built in oven and induction hob.

Landing

loft access, laminate flooring.

Bedroom 1

two front aspect double glazed windows, radiator, laminate flooring, built in storage cupboard.

Bedroom 2

Rear aspect double glazing, radiator below, laminate flooring, built in wardrobe.

Bedroom 3

Front aspect double glazing, radiator below, laminate flooring.

Bathroom

Tiled floor to ceiling, WC, wash hand basin, Ladder Rail, two rear aspect double glazed windows, bath with shower over.

Loft Space

Boarded and insulated, fold down ladder with fixed and wired light.

Garden

Courtyard to the left of the rear access door, patio.

Parking

Parking on street to the front and rear of the property.

Agents Notes

Tenure:

Leasehold - 125 years from the 8th of November 2017 (116 years remaining)

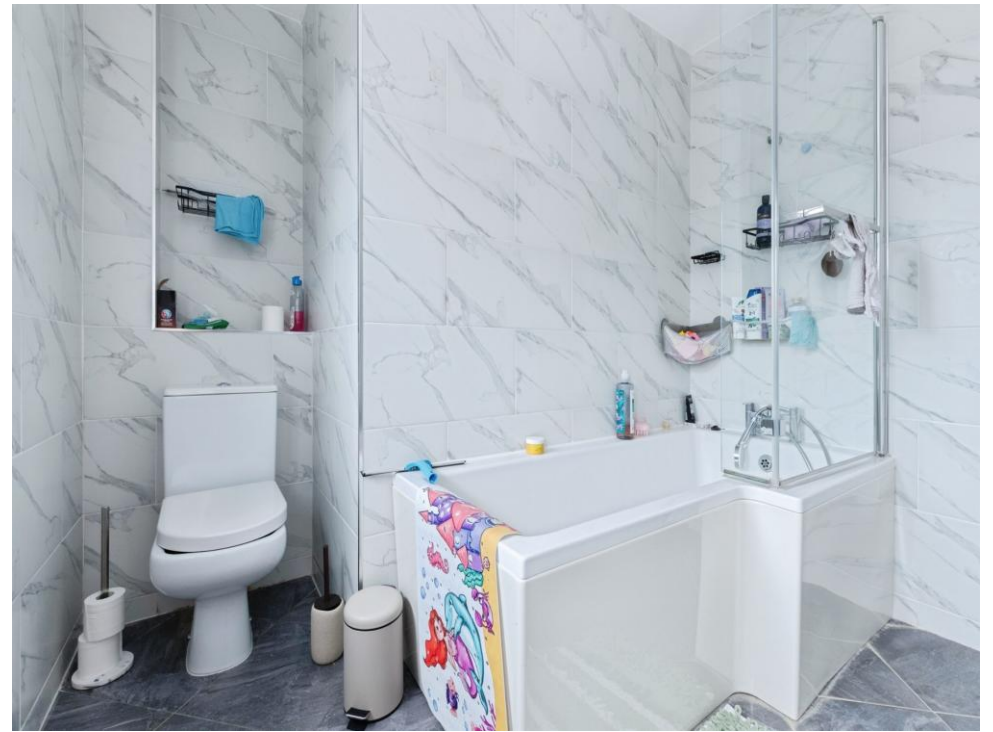
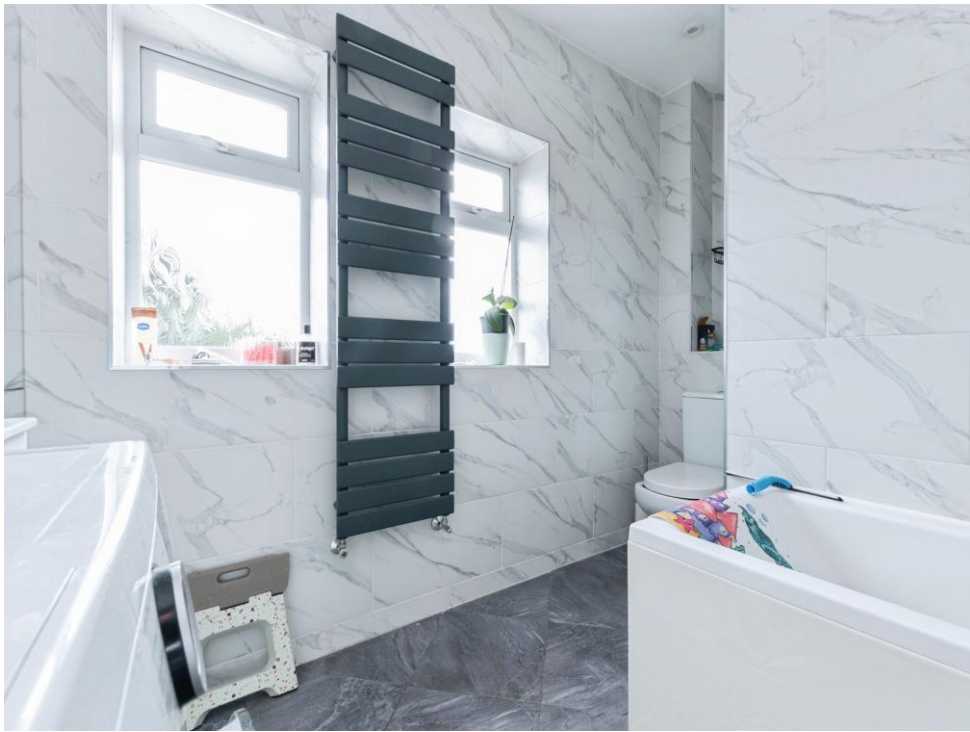
Ground Rent: £100 per annum

Service Charge: £0 (as and when basis)

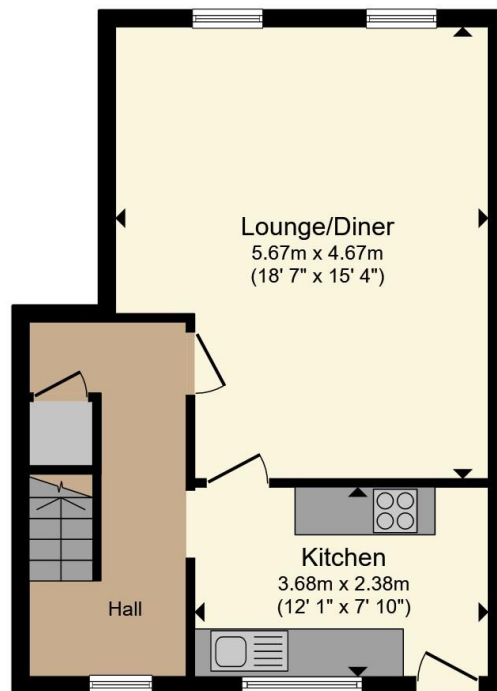
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

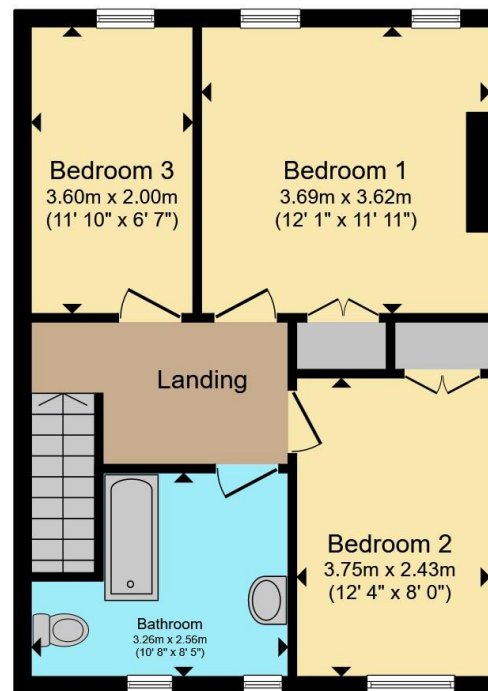








Ground Floor



First Floor

Total floor area 89.7 m² (966 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

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689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307912

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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