

for sale

guide price **£300,000**



Wycombe Close Derry Hill Calne SN11 9PB

Two-Bedroom Semi Detached Bungalow with Garage. Situated in a quiet and sought-after cul-de-sac, this well-presented two-bedroom detached bungalow offers comfortable single-level living with Lounge, Conservatory and Kitchen.



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Auctioneer's Comments

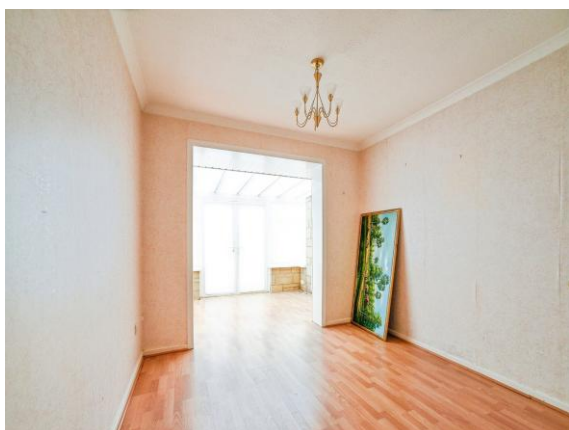
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and 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



Entrance Porch

Entrance door to front leading through to the Lounge.

Lounge

Window to front. Door to Inner Hall.

Kitchen/Breakfast Room

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated double oven and hob. Plumbing for washing machine. Further appliance space. Window to side. Door to Lobby.

Bedroom One

Window to rear. Fitted wardrobes.

Dining Room/Bedroom Two

Open plan leading through to the Conservatory.

Conservatory

French doors to rear garden.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle.

Lobby

Door to front. Window to side. Door to rear. Door to Utility.

Utility

Located to the rear of the Garage. Window to rear and work surface.

Front

Lawn area. Driveway leading to Garage.

Single Garage

With up and over door.

Rear Garden

Fully enclosed. Laid to lawn with mature shrub borders.





Total floor area 102.2 m² (1,100 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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Property Ref: CHM306696 - 0003

Tenure: Freehold EPC Rating: F

Council Tax Band: C

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