



Connells

Bartlett Square
Ansford Castle Cary



Property Description

Connells are delighted to present this well-appointed 2 bedroom terraced home situated in the popular town of Castle Cary. The accommodation comprises an entrance hall, cloakroom, lounge and a fitted kitchen with integrated appliances and access to the rear garden. Upstairs offers 2 bedrooms, with bedroom 1 benefiting from integrated wardrobes, alongside a family bathroom.

Outside, the rear garden features a patio, gravel and lawn area. Further benefits include an allocated parking space, making this an ideal first-time buy, investment or downsize opportunity.

Agents Note: Stonewater Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share plus the remaining 50% share of the property from Stonewater Housing Association. The advertised price is for the 100% Freehold. Service Charge is £13.10. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Please note that the AML fee covers 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

Entrance Hall

Smoke alarm, Thermostat

Cloakroom

WC, Hand wash basin, Radiator, Extractor Fan

Lounge

Windows to the front of the property X2, Radiator X2, TV point

Kitchen

Window to the rear of the property, Door to the rear of the property, Wall and base cabinets, Smoke alarm, Boiler, Radiator, Extractor hood, Integrated oven and hob. Space for a Slim line dishwasher, Fridge freezer, Washing machine.

First Floor

Landing

Loft hatch, Radiator, Storage cupboard, Smoke alarm.

Bedroom 1

Window to the rear of the property X2, Integrated wardrobe X3, Radiator

Bedroom 2

Window to the front of the property X2, Radiator

Bathroom

WC, Hand wash basin, Bath with mixer taps, Shaver point, Extractor fan, Radiator.

Outside

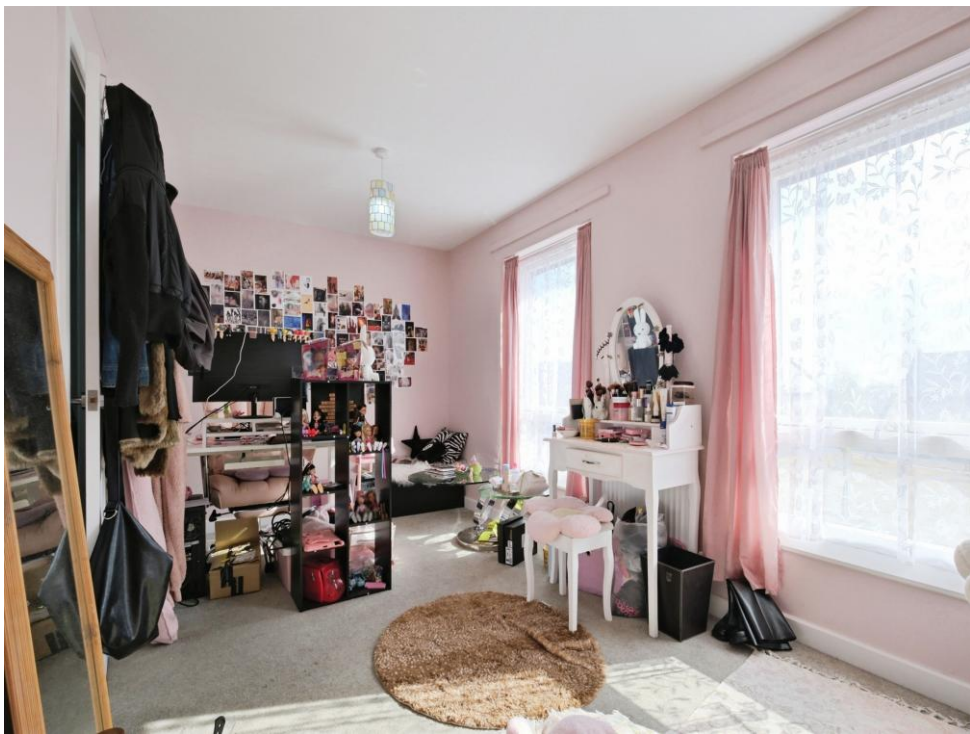
Front Garden

Parking for 1 Car. Storage Spaces.

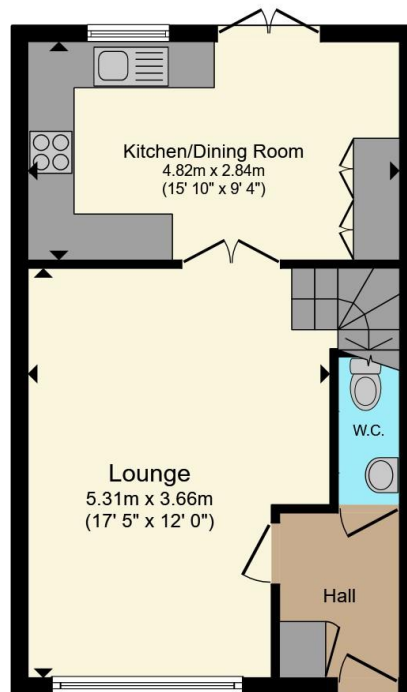
Rear Garden

Patio to Gravel to Lawn, Fence Borders, External Tap

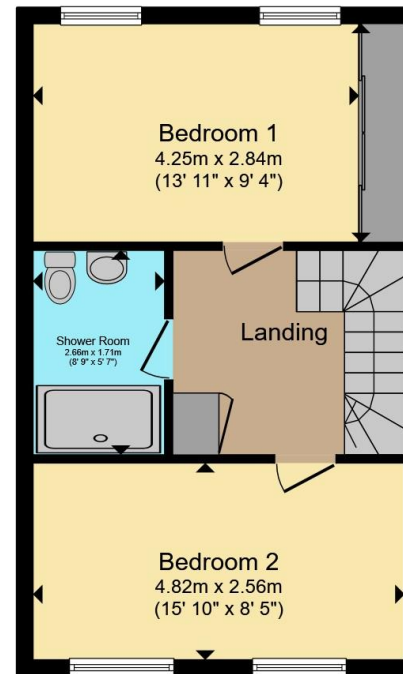








Ground Floor



First Floor

Total floor area 79.7 m² (857 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



To view this property please contact Connells on

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: B Council Tax
Band: C

Service Charge: 157.20 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306712

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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