



New Buildings Nursted Road, Devizes SN10 3DZ

welcome to

New Buildings Nursted Road, Devizes

A spacious three-bed semi-detached home offering great potential to improve or extend (STPP). Features include front and rear gardens, driveway and garage. The large rear plot is ideal for creating a relaxing outdoor space. A superb opportunity, offered with NO ONWARD CHAIN.

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.

Entrance Hall

Entrance to this spacious three bed semi detached family home offering bags of potential is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, space under stairs for outdoor clothing, large cupboard with a window. Doors leading to the living room and kitchen/diner, tiled flooring and a radiator.

Living Room

Dual aspect reception room with windows to both the front and rear access, ample space for lounge furniture, Brick built fireplace with mantle and hearth, lino flooring and two radiators.

Kitchen / Diner

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainer with mixer tap. Space for slot in cooker, space for fridge/freezer, plumbing for washing machine with further appliance space. Windows to both the rear and side aspect, wall mounted boiler, space for small table and chairs, door leading to the rear porch, tiled flooring and a radiator.

Rear Porch

Rear porch with a door leading to the W.C and door to the rear garden.

W.C

With a low level w/c and window to the side aspect.

Landing Bedroom One

Good sized bedroom with two windows to the rear aspect and a radiator.

Bedroom Two

Window to the front aspect and a radiator.

Bedroom Three

Situated to the rear of the property with a window overlooking the garden and a radiator.

Bathroom

Family bathroom comprising a low level w/c, wash hand basin with tiled splash backs and bath with



shower over. Built in airing cupboard, obscure window to the side aspect, lino flooring and a radiator.



Rear Garden

This is a generous, well-proportioned garden offering huge potential for anyone looking to create a truly impressive outdoor space. Currently overgrown and in need of some attention, the garden provides a blank canvas for landscaping, planting, or redesigning to suit your style. With its size and layout, there is ample room for seating areas, lawn, vegetable beds, or even outdoor entertaining zones. With a little vision and some work, this garden could be transformed into a wonderful, inviting space to enjoy throughout the year.

Parking

Driveway parking in front of the garage.

Garage

Up and over door with power and light.



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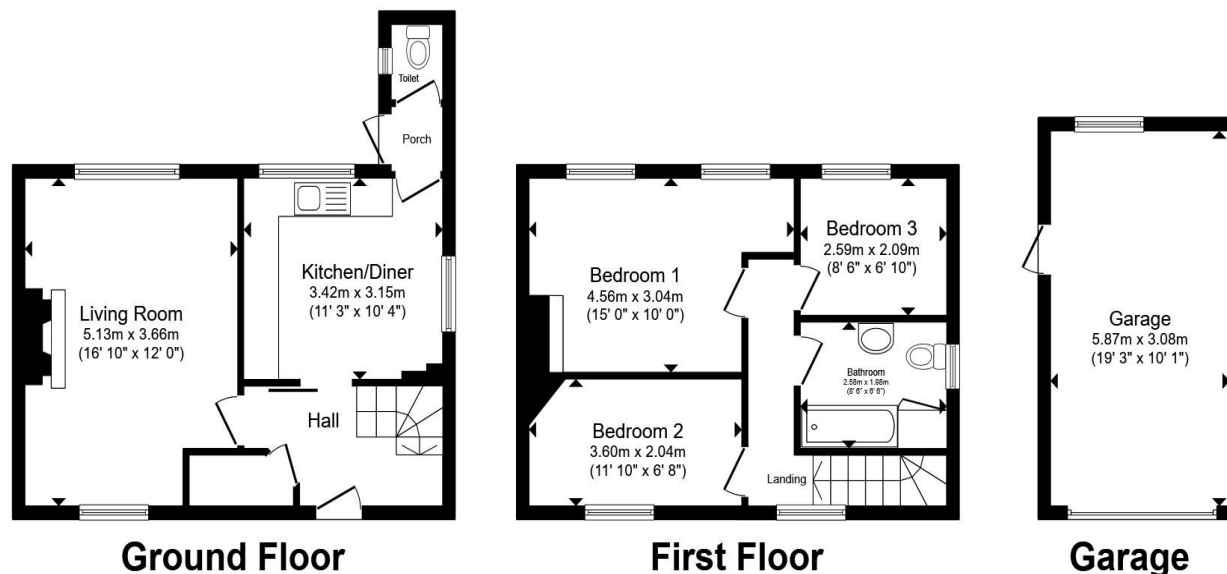
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bed Semi-Detached Family Home
- Excellent Potential to Improve or Extend (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000



Total floor area 93.9 m² (1,011 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:
DVZ107212 - 0008

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