



EPC: E

Palmer*Snell*

Sutton Road, Preston, Weymouth

Offers in excess of: £210,000





A charming two bedroom mid-terraced home situated on the popular Sutton Road, offering a lovely combination of comfortable living accommodation, practical space and a surprisingly generous rear garden.

Upon entering, you are welcomed into a useful entrance porch and hallway, leading through to a bright and spacious lounge/diner. This is a lovely central space within the home, with plenty of room to create both a comfortable sitting area and a dining space, making it ideal for relaxing or entertaining.

The fitted kitchen is positioned to the rear and provides a practical range of wall and base units, with access towards the garden. Also on the ground floor is a family bathroom.

Upstairs, the property offers two good sized bedrooms, with the principal bedroom providing a particularly comfortable double room. A convenient separate WC completes the first floor accommodation.

One of the real highlights of the property is the private enclosed rear garden. Designed for easy maintenance, the garden combines paved and gravelled areas with established planting, offering plenty of space for outdoor seating and enjoying the sunshine. A useful shed provides additional storage, while the enclosed boundaries create a pleasant degree of privacy.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

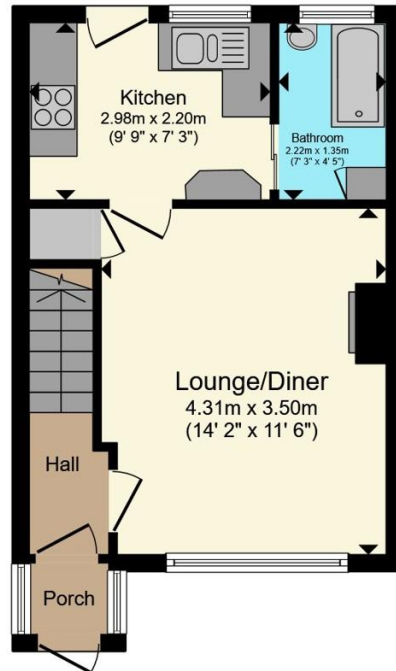
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

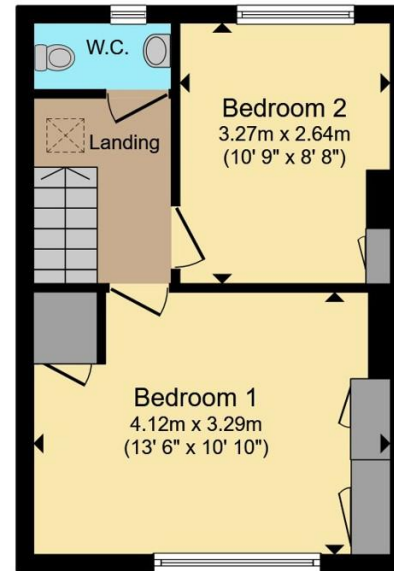








Ground Floor



First Floor

Total floor area 60.5 m² (652 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



Council Tax Band: **B**

Tenure: **Freehold**

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Viewing arrangement by appointment: **01305 778679**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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