Symes Road, POOLE, Dorset

Guide Price: £230,000

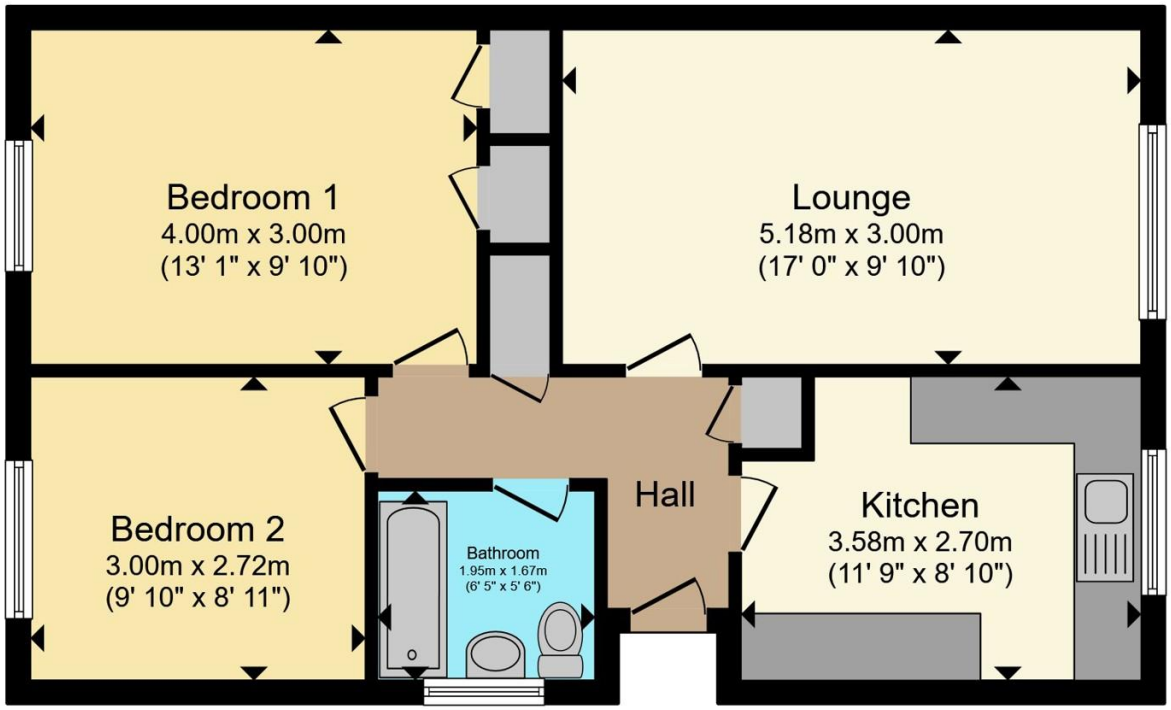
*** Ideal Project in Need of Modernisation ***

Two double bedroom detached bungalow offered for sale with no forward chain in need of renovation throughout with scope, situated in the popular area of Hamworthy within walking distance to local amenities and bus routes.

The accommodation comprises entrance hall, kitchen, living room, family bathroom and two double bedrooms.

Further benefits include paved driveway & low maintenance rear garden, detached garage, gas central heating and partial uPVC double glazing.

Offered for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, granting 56 days for completion and with an aim to exchange contracts 28 days from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down an non-refundable reservation fee of 4.5% to a minimum of £6600 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty...



Total floor area 57.0 m² (613 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

PalmerSnell

Council Tax Band: **C**

Tenure: **Freehold**

PalmerSnell

Viewing arrangement by appointment: **01202 622688**

upton@palmersnell.co.uk

695 Blandford Road, Upton, Poole, Dorset, BH16 5ET

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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